

# TO LET

4,838 Sq.Ft. (449.45 Sq.M.)



Unit 1 Clivemont Road, Maidenhead, SL6 7BU

## MODERN INDUSTRIAL UNIT - TO BE REFURBISHED

- TO BE REFURBISHED
- TOWN CENTRE INDUSTRIAL ESTATE
- AMPLE PARKING



Maidenhead  
01628 771221

# UNIT 1 CLIVEMONT ROAD, MAIDENHEAD, SL6 7BU

## Location

The unit is located within the established Cordwallis Industrial Estate, approximately one mile north of Maidenhead Town Centre.

Principle access is via Cookham Road which links to the A4 (Bath Road) to the south and the A308 to the north.

## Description

The property comprises an end of terrace industrial warehouse, of steel portal frame, with brick and profile metal clad elevations, accessed via a full height roller shutter loading door and one pedestrian access door.

Due to the location of the unit on the estate, it benefits from ample car parking to the side of the unit, in addition to the front.

The unit is to be comprehensively refurbished by the Landlord. Please note that the internal photos are reference photos only of how it is believed the unit will look, following the intended refurbishment works. These are photos following works to unit 2 completed earlier this year.

## Accommodation

	Sq.Ft.	Sq.M.
<b>TOTAL</b>	<b>4,838</b>	<b>449.45</b>

## Rent

£16.00 Per Sq.Ft.

The above rent is exclusive of business rates, estate charge, insurance and utilities, and may be subject to VAT.

## Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord, on terms to be agreed, by negotiation.

## Legal Costs

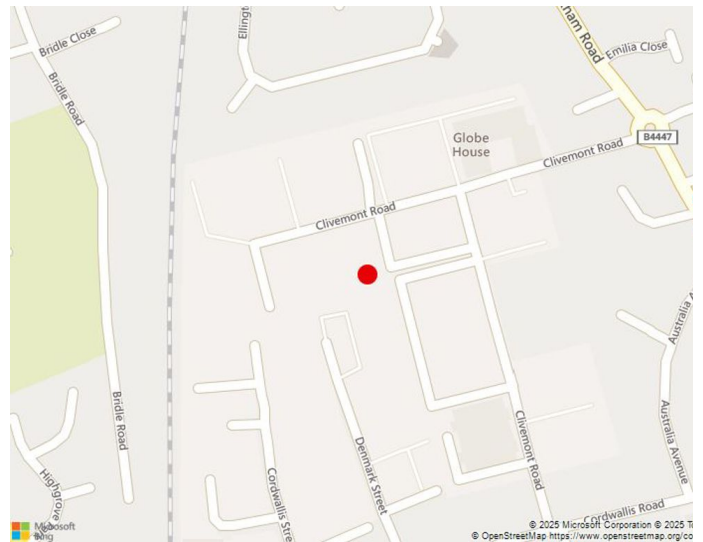
Each party to bear their own professional and legal costs incurred throughout the legal process.

## VAT

The Property is elected to pay VAT

## Energy Performance Rating

E 108



**Mitchell Brooks**  
07818 117021  
mitchell.brooks@properties.kemptoncarr.co.uk



**Alfie Green**  
alfie.green@properties.kemptoncarr.co.uk

## Viewing Arrangements:

Please contact sole agents for further information.