



Self Contained Business Unit

Unit 1

Cordwallis House, Cordwallis Street,
Maidenhead, SL6 7BE

Industrial

TO LET

3,670 sq ft

(340.95 sq m)

- Roller shutter door
- Front and Rear access to the unit
- Self contained unit
- 20 ft container available onsite

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Summary

Available Size	3,670 sq ft
Rent	£42,000 per annum
Rates Payable	£17,090.75 per annum approx. Please check these figures with the Local Authority.
Rateable Value	£34,250
EPC Rating	D (79)

Description

Self contained, semi detached business unit over ground and first-floors, The unit has a small loading bay to the front with a roller shutter door. There is a kitchen and large open storage area on the ground floor, along with WCs and a front and rear staircase to the first floor offices, which benefit from glass partitioned meeting rooms.

Location

Unit 1 Cordwallis House is within walking distance of Maidenhead Town Centre. Maidenhead Rail Station is also only a short walk away and provides fast rail links to London. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	1,875	174.19
1st - Office	1,795	166.76
Ancillary - Storage Container	160	14.86
Total	3,830	355.81

Viewings

By prior arrangement with the agents.

Terms

Available on a new lease, for a term to be agreed. The lease will be direct with the Landlord.

Business Rates

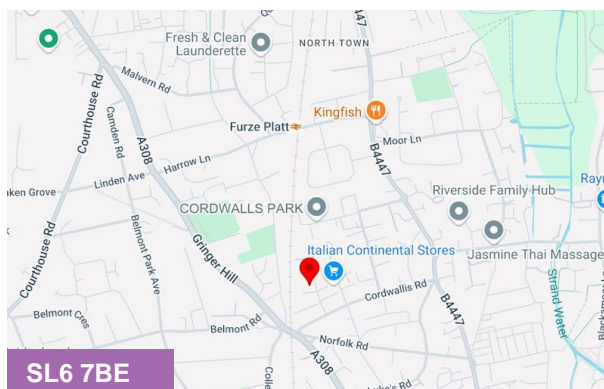
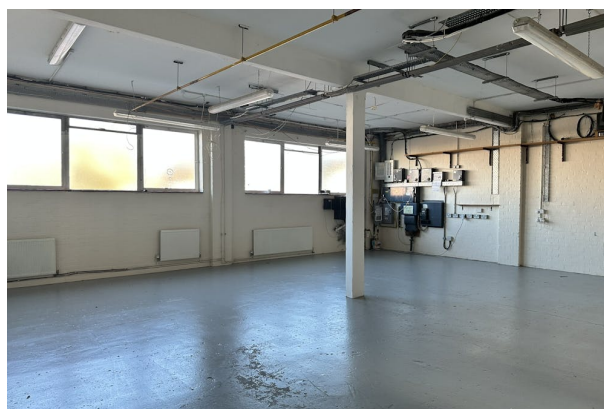
The tenant will be responsible for paying Business Rates directly to the Local Authority.

Legal Fees

Each party will be responsible for their own Legal Costs.

VAT

All figures are quoted exclusive of VAT which may be chargeable.



Viewing & Further Information



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