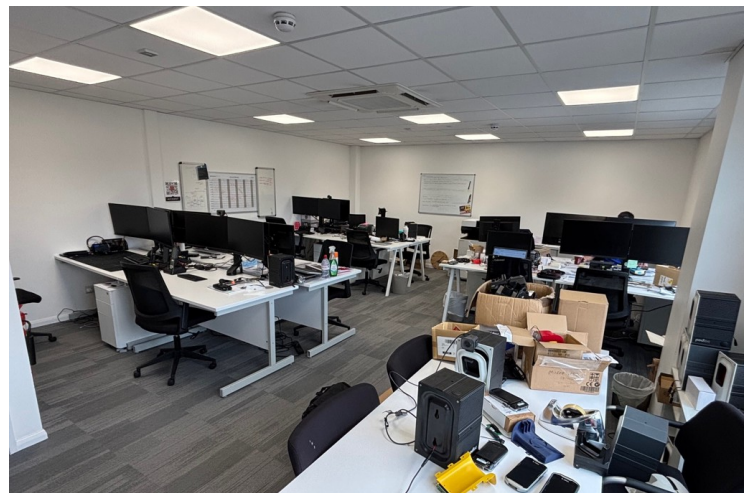


TO LET

6,113 Sq.Ft. (567.9 Sq.M.)



Unit 1 Priors Way Industrial Estate, Priors Way, Maidenhead, SL6 2HP

INDUSTRIAL / TRADE COUNTER UNIT

- Near To J8/9 M4
- 6m Clear Height
- Loading Provision
- 9 Car Parking Spaces
- Modern Ground & First Floor Offices



Maidenhead
01628 771221

UNIT 1 PRIORS WAY INDUSTRIAL ESTATE, PRIORS WAY, MAIDENHEAD, SL6 2HP

Location

The unit is located approximately near to Junction 8/9 of the M4 motorway, on Priors Way. Priors Way is accessed via the A308 Windsor Road, providing easy and direct access to Maidenhead town centres and the surrounding area, such as Windsor.

Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

Description

An end terrace warehousing / industrial unit with 6.0m clear height, rising to an Apex height of 7.5m. The unit benefits from Excellent natural light, 3 phase power, Gas blower heater, Large loading door (5.5m x 5.0m), ample car parking and loading provision. The unit further benefits from modern two storey offices.

Accommodation

	Sq.Ft.	Sq.M.
Warehouse	5,035	467.75
Ground Floor Offices	539	50.07
TOTAL	6,113	567.9

Rent / Terms

£17.00 Per Sq.Ft.

The above rent is exclusive of business rates, service charges insurance and utilities, and is subject to VAT.

Available now, by way of a new effective full repairing and insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Business Rates

The billing authority is The Royal Borough of Windsor & Maidenhead.

Rateable Value: £70,000

We suggest the amount, and rates payable are verified by contacting the ratings officer at RBWM directly.

Legal Costs

Each party to bear their own professional and legal costs.

VAT

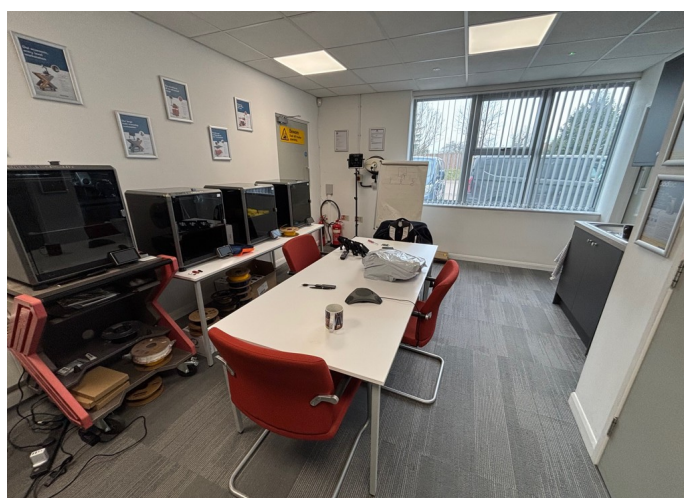
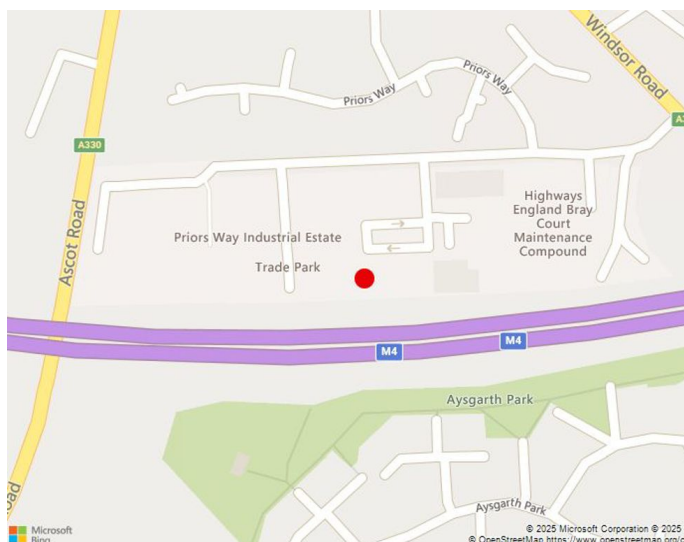
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agents for further information:



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



Alfie Green
07435 610202
alfie.green@kemptoncarr.co.uk

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**KEMPTON
CARR
CROFT**