

TO LET

6,118 Sq.Ft. (568.36 Sq.M.)



Unit 4 Priors Way Industrial Estate, Priors Way, Maidenhead, SL6 2HP

MODERN INDUSTRIAL / WAREHOUSE UNIT.

- End Of Terrace
- 6m Eaves
- Ample parking
- Located Close To J 8/9 M4



Maidenhead
01628 771221

UNIT 4 PRIORS WAY INDUSTRIAL ESTATE, PRIORS WAY, MAIDENHEAD, SL6 2HP

Location

The unit is located approximately half a mile from Junction 8/9 of the M4 motorway on Priors Way, Maidenhead. The property is accessed via the A308 Windsor Road providing easy and direct access to Maidenhead and Windsor town centres and the surrounding areas. 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

The property is of modern design, in an end of terrace position. Accommodation providing ground floor ancillary, office and warehouse with additional first floor offices.

The offices benefit from excellent levels of natural light.

The unit is to be redecorated throughout, and benefits from 6.0m clear internal height, rising to an Apex height of 7.5m.

The unit benefits from 12 car parking spaces.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL	6,118	568.36

Rent

£17.00 Per Sq Ft

The above rents are exclusive of business rates, service charges, 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.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful tenant to provide documentation, such as identification and proof of funds, before the letting can progress.

Legal Costs

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

VAT

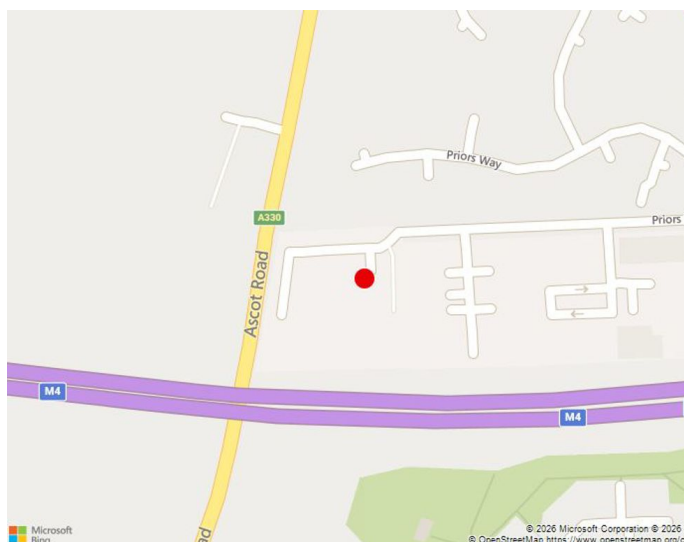
It is understood the property is elected to pay VAT.

Energy Performance Rating

TBC following works.

Viewing Arrangements:

Please contact joint sole agents, Kempton Carr Croft or JLL, for further information / viewing arrangements.



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



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