



# UNIT 10



**7,214 sq ft (670.2 sq m) To Let**  
WAREHOUSE/INDUSTRIAL UNIT – TO BE REFURBISHED  
ON AN ESTABLISHED, THRIVING BUSINESS PARK



7,214 SQ FT  
(670.2 SQ M)



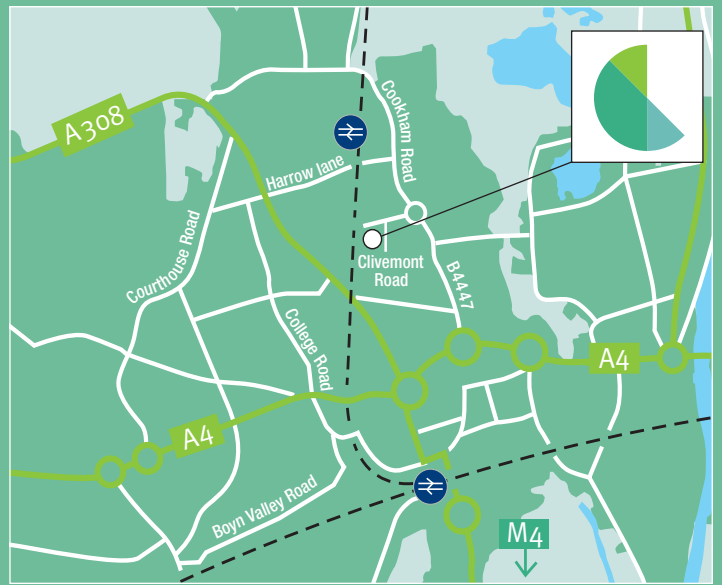
THRIVING  
LOCATION



ESTABLISHED  
BUSINESS PARK



REFURBISHED  
MODERN UNITS



Indicative Internal



Indicative Internal

30 miles west of central London 3 miles to the M4 15 miles west of London Heathrow Airport

### Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Rail Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.

Cordwallis Park is an established business campus combining approximately 150,000 sq ft of business/warehouse accommodation. Unit 10 comprises ground floor warehouse accommodation with integral two storey offices providing the following:-

### Warehouse

- 5.9m eaves to underside of haunch
- Full height electric up and over door
- 3-phase power and gas supply
- High bay lighting

### Offices

- Two storey offices
- Suspended ceilings with inset lighting
- Gas central heating
- Male/female WCs

### External

- Generous demised car parking

### Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Property Measurement (1st Edition):-

	SQ FT	SQ M
Ground Floor Offices	963	89.5
Ground Floor Warehouse	5,293	491.7
First Floor Offices	958	89
<b>Total</b>	<b>7,214</b>	<b>670.2</b>

### Terms

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

### Rent

Upon Application.

### Rateable Value

TBA.

### Energy Performance Rating

C – Further information on request.



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