



UNIT 11



6,497 sq ft (603.6 sq m) To Let
WAREHOUSE/INDUSTRIAL UNIT – TO BE REFURBISHED
ON AN ESTABLISHED, THRIVING BUSINESS PARK



6,497 SQ FT
(603.6 SQ M)



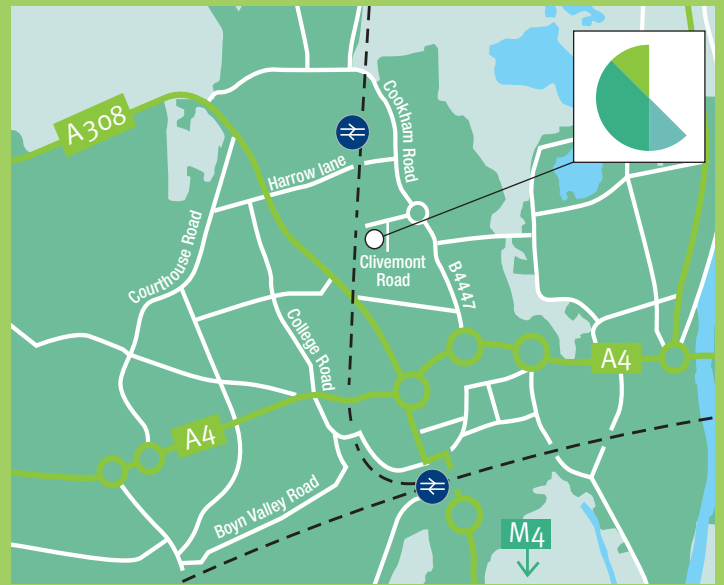
THRIVING
LOCATION



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 11 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 | 1,004 | 93.3 |
| Ground Floor Warehouse | 4,554 | 423.1 |
| First Floor Offices | 939 | 87.2 |
| Total | 6,497 | 603.6 |

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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