

REFORM TRADE PARK

NEW TRADE COUNTER SCHEME AVAILABLE NOW

LOCAL OCCUPIERS INCLUDE



Computer Generated Image of units 1-4



Units from 4,807 sq ft to 10,867 sq ft
(446 sq m to 1,010 sq m)





Former Dairy Crest building postcode: SL6 8BY

LOCATION

The property is situated on Reform Road in the heart of Maidenhead's well-established industrial hub. The Reform Road Industrial Estate is occupied by various industrial and traditional trade counter occupiers including Screwfix, Jewsons, Gibbs and Dandy, Brewers Decoration Centre, Crescent Building Supplies and Berkshire Toyota.

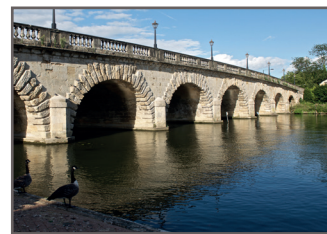
The location benefits from quick access to the A4 and is approximately 1.5 miles from Junction 8/9 of the M4. Maidenhead Town Centre is 0.4 miles away and Heathrow Airport is 15 miles to the east.

Local occupiers



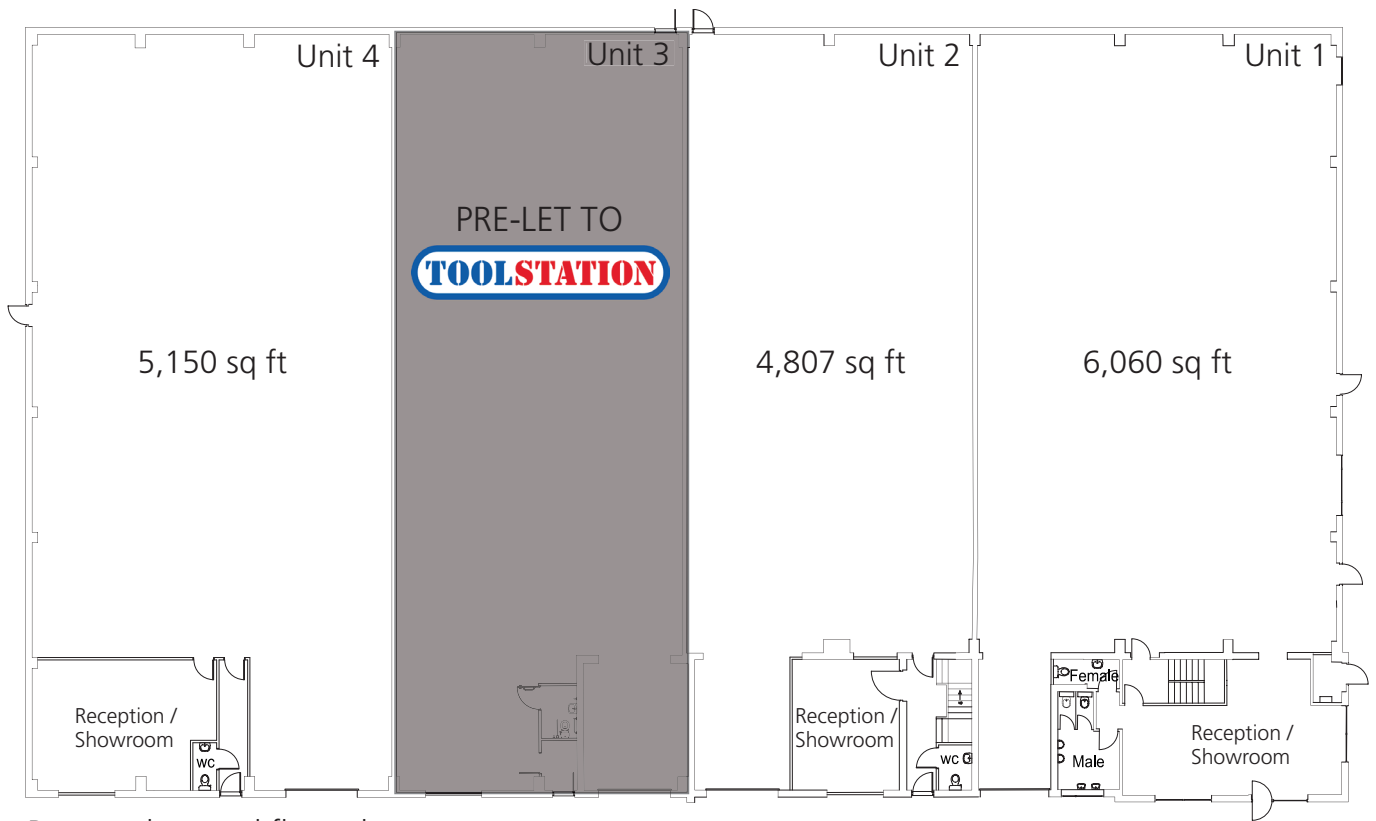
TRANSPORT LINKS

	Maidenhead Station	0.8 miles
	M4 (Junction 8/9)	2.9 miles
	M40 (Junction 4)	10.0 miles
	Heathrow Airport	15.5 miles



Road travel times are calculated from Maidenhead Town Centre using Google Maps.

All information correct at time of press - August 2017.



Proposed ground floor plan

ACCOMMODATION

Gross internal area*:

Unit 1		
Ground Floor	5,175 sq ft	480.8 sq m
First Floor	885 sq ft	82.2 sq m
Total	6,060 sq ft	563 sq m
Unit 2		
Ground Floor	4,100 sq ft	380.9 sq m
First Floor	707 sq ft	65.7 sq m
Total	4,807 sq ft	446.6 sq m
Unit 3		
PRE-LET TO TOOLSTATION		
Unit 4		
Ground Floor	5,150 sq ft	478.6 sq m
TOTAL	16,017 sq ft	1,488.2 sq m

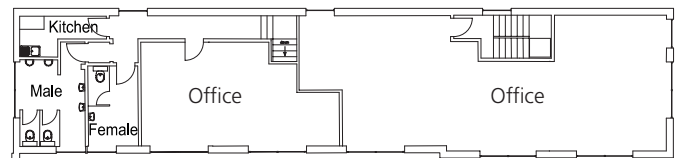
* Please note, that units 1 and 2 can be combined to provide 10,867 sq ft.

DESCRIPTION

The site has undergone comprehensive refurbishment to provide a terrace of 4 refurbished trade counter buildings with a large forecourt area and parking to the front.

The units benefit from the following:

- Single bay steel portal frame warehouse units
- Established trade counter location with local occupiers including Screwfix, Jewsons and Gibbs & Dandy
- Large forecourt area and 33 car parking spaces to the front
- First floor offices to units 1 and 2
- Full height electric roller shutter doors



Proposed first floor plan

- 3 phase power
- Excellent tenant signage provisions
- Office / Showroom areas
- Dedicated loading bays

SERVICE CHARGE

The landlord will maintain the common areas via a service charge agreement. Available upon application.

EPC RATING

EPC rating D.

TERMS

A new effective full repairing and insuring lease will be granted for a term to be agreed.

RENT

Available upon application.

RATEABLE VALUE

The rateable value and rates payable are to be reassessed. However, interested parties are advised to contact the Business Rates department at RBWM for further information.



VIEWING

Strictly through joint letting agents:



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