

For Sale

2A Howarth Road, Maidenhead, Berkshire, SL6 1AP

21,380 sq ft (1,986.27 sq m)



Location

Maidenhead is an established town within the county of Berkshire situated approximately 28 miles to the west of Central London. Communications by road are good with Junction 9 of the M4 situated within about a mile of to the south of the town center. The M40 is also situated within a few miles to the north via the A404. 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. Rail communications from Maidenhead station provide a direct service to London Paddington with Journey times of approximately 40 - 45 minutes.

Approximate drive distances from the property are as follows:

- Maidenhead Town Centre-1.9 mile
- Maidenhead Station-0.5 miles
- M4 (via 308 (m))-2 miles
- A404 -2.6 miles
- Central London-28 miles
- Heathrow Airport (VIA m4)-14 miles

Specification

The property comprises this modern business unit partly profile clad with access via two rollershutter doors together with separate pedestrian access points to reception areas and the main business unit. Internally it is arranged to provide ground floor workshops, offices and staff areas with mezzanine storage and office accommodation at first floor level. Externally there are significant parking areas with the entire site extending to approximately 0.49 acres. Whilst the present unit provides significant business space it may be possible to redevelop the site from greater utilisation of the site area creating a larger unit with an additional floor subject to the necessary consents. Purchasers are deemed to rely on their own enquiries.

Further details

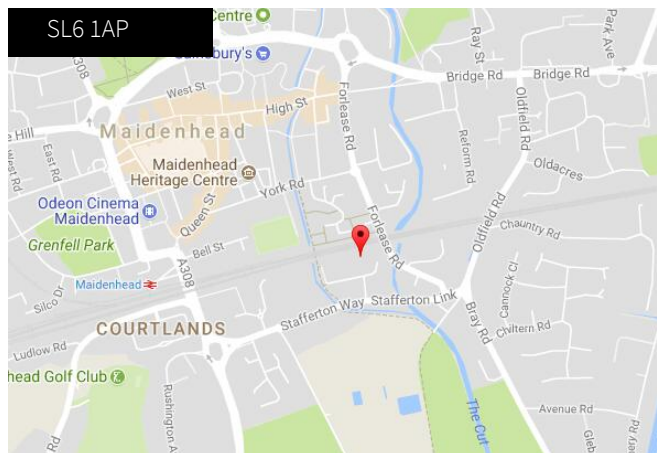
The property is held on a lease from the Royal Borough of Windsor and Maidenhead for a term of 125 years from 31st March 1987 at a peppercorn.

EPC

Available upon request.

Price

Available on Request



Contacts

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