

# For Sale / To Let

**Unit 17 Reform Road, Maidenhead, Berkshire, SL6 8BY**

8,066 sq ft (749.36 sq m)

- Rare opportunity to purchase a warehouse in Maidenhead
- Two storey office, and warehouse
- Two loading doors
- Suitable for Industrial, Warehouse and Trade uses (STP)



## 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 which provides access to Heathrow Airport and the M25 motorway. The M40 is also situated within a few miles to the north via the A404 link road. Rail communications from Maidenhead station provide a direct service to London Paddington with Journey times of approximately 40 - 45 minutes. Cross Rail is due to be connected to Maidenhead from December 2019 providing direct access to the City of London.

## Description

The unit comprises of a detached industrial/warehouse unit constructed of brick with a portal frame roof. The unit has a concrete warehouse floor, three phase power, forecourt parking area and a side yard. To the front of the property are ground and first floor offices. The warehouse has two loading doors which are both positioned to the side of the unit. The warehouse has an eaves height of 4.0m which raises to a maximum apex height of 4.5m.

## Long Leasehold For Sale

The unit is available for sale on a long leasehold for a term of 99 years from November 1968 and the current ground rent is £24,110 pax. The lease is subject to rent reviews every 21 years based on the open market for the land only.

## To Let

Available to let on a new FRI lease to be agreed.

## Legal Costs

Each party bear their own legal costs.

## Accommodation

	Sq M	Sq Ft
Warehouse	665.406	7,162
Ground floor office	83.961	904
<b>Total</b>	<b>749.367</b>	<b>8,066</b>

## EPC

Available upon request.

## Rent

£9.50 per sq ft

## Price

£600,000



## Contacts

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