

To Let

**Genesis, 2A St Peter's Road, Maidenhead, Berkshire,
SL6 7QU**

18,174 sq ft (1,688.42 sq m) GIA

- NEWLY REFURBISHED INDUSTRIAL/WAREHOUSE UNIT WITH LARGE YARD
- 6.1M MINIMAL EAVES HEIGHT



Location

St Peter's Road is situated on the established Furze Platt Industrial Estate, approximately 1 mile north of Maidenhead town centre. Access to the motorway network is gained via the A308 and A404 which links the M4 motorway (Junction 8/9) with the M40 motorway (Junction 4).

Description

Genesis offers a modern industrial/warehouse unit that has recently been refurbished. The unit is constructed from a clear span steel portal frame with brick and metal cladding. Externally the unit benefits from ample car parking and large yard area.

Specification

- 6.1m minimum eaves height
- Electric up and over loading door
- Loading canopy
- Ability to create additional offices within undercroft
- Warehouse and 1st floor WCs
- Double glazed windows
- Carpeting and trunking to 1st floor offices
- Large car park / yard

Accommodation

The property has been measured on a GIA basis, with approximate areas as follows:

Areas	Sq ft	Sq m
Warehouse	14,639	1,360
Undercroft storage	1,367	127
Ground floor reception/ancillary	410	38
1st floor offices	1,758	163
Total	18,174	1,688

Lease

A new Full Repairing and Insuring lease for a term to be arranged.

EPC

This property has been graded as 65(C).

Rent

Quoting rent £12.75 per sq ft exclusive.



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