

To Let

**Units 7&8, Marshgate Trading Estate, Taplow Road,
Taplow, Maidenhead, Berkshire, SL6 0ND**

1,685 to 3,386 sq ft (156.54 to 314.57 sq m) GEA

- Close To Taplow Station
- Suitable for Car Servicing, MOT & B8 uses
- Designated yard for parking
- High Eaves
- Three Phase Power, Gas and Water Mains Connected



Location

Marshgate Trading Estate is located less than a mile from the centre of Taplow, between Maidenhead and Slough. It is less than 2.5 miles from junction 7 of the M4 offering excellent access to the M25 which links with the two major airports Heathrow and Gatwick.

Travel Distances

Distance by Road

	Miles
Burnham Station	1.7
M4 (Junction 7)	8
Slough Station	5
Maidenhead	2.5
M40 (Junction 2)	8
M25 (Junction 15)	11.5
Heathrow Airport	11.3
Central London	26.5

By Rail Travel Times

	Minutes
Maidenhead	4
Reading	20
London (Paddington)	45
London (Waterloo)	75
Ealing Broadway	30

Description

Two adjoining new warehouse units which are of a portal frame construction with steel cladding and are to be ready for occupation from November 2018. The units benefit from high eaves rising from 6.0m to 7.4m and also from a designated yard providing ample parking spaces. The units are available with 3 Phase Power, Gas and mains water connection.

Lease

The units are available to let on a new FRI lease for a term to be agreed.

Accommodation

The units provide the following approximate Gross External Areas:

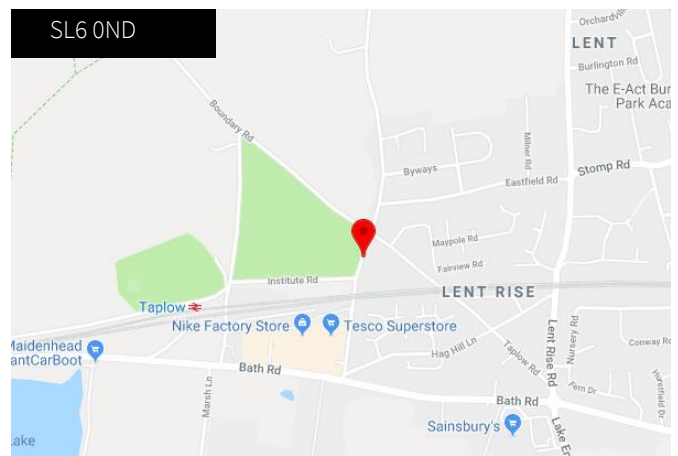
Description	Sq ft	Sq m
Unit 7	1,684	156.45
Unit 8	1,702	158.12
Total	3,386	314.57

EPC

This property has been graded as Exempt: Currently being constructed or undergoing major refurbishment.

Rent

Available on Request



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