

REFORM

TRADE PARK

LAST
REMAINING
UNIT



UNIT 1 - 6,060 SQ FT
TRADE COUNTER / WAREHOUSE
AVAILABLE TO LET

REFORM ROAD | MAIDENHEAD | BERKSHIRE | SL6 8BY



LOCATION

The property is situated on Reform Road in the heart of Maidenhead's well-established trade and industrial hub. The Reform Road Industrial Estate is home to a variety of 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 and Elizabeth Line Station (Crossrail) are 0.4 miles away and Heathrow Airport is 15 miles to the east.

DESCRIPTION




The unit has been comprehensively refurbished to a high standard and benefits from the following:

- Single bay steel portal frame warehouse unit
- Large forecourt area and ample dedicated parking to the front
- Dedicated loading bays
- Full-height electric roller shutter doors
- 3 phase power
- Large tenant signage provision
- Ground floor showroom area
- First floor offices
- EPC rating D.

BUSINESS RATES

Unit	Rateable Value	Rates Payable
1	£38,500.00	£18,480

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

* Crossrail due to complete December 2019

ACCOMMODATION

Gross internal area*:

Unit	Floor	Size	
		SQ FT	SQ M
1	Warehouse	4,225	393
	Reception / Showroom	861	80
	First Floor Office	886	82
GIA		6,060	563

SERVICE CHARGE

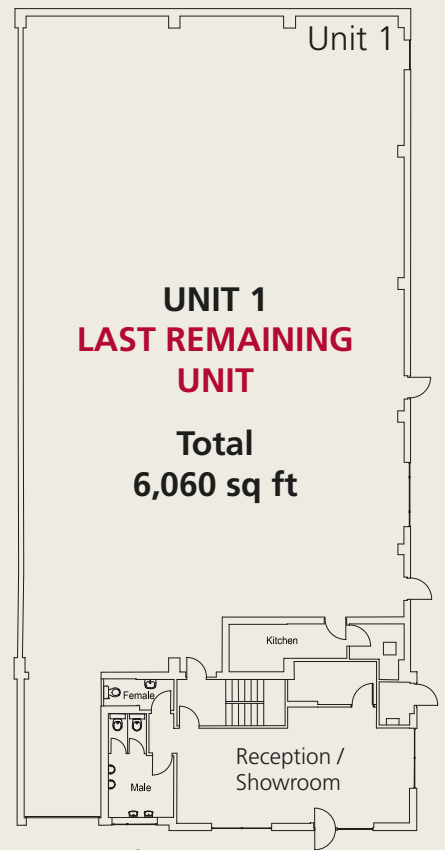
The 2018 service charge budget equates to £0.22 psf.

RENT

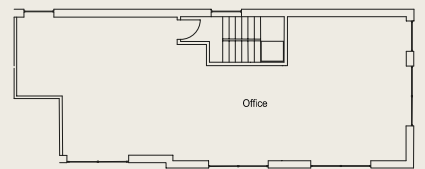
On application.

TERMS

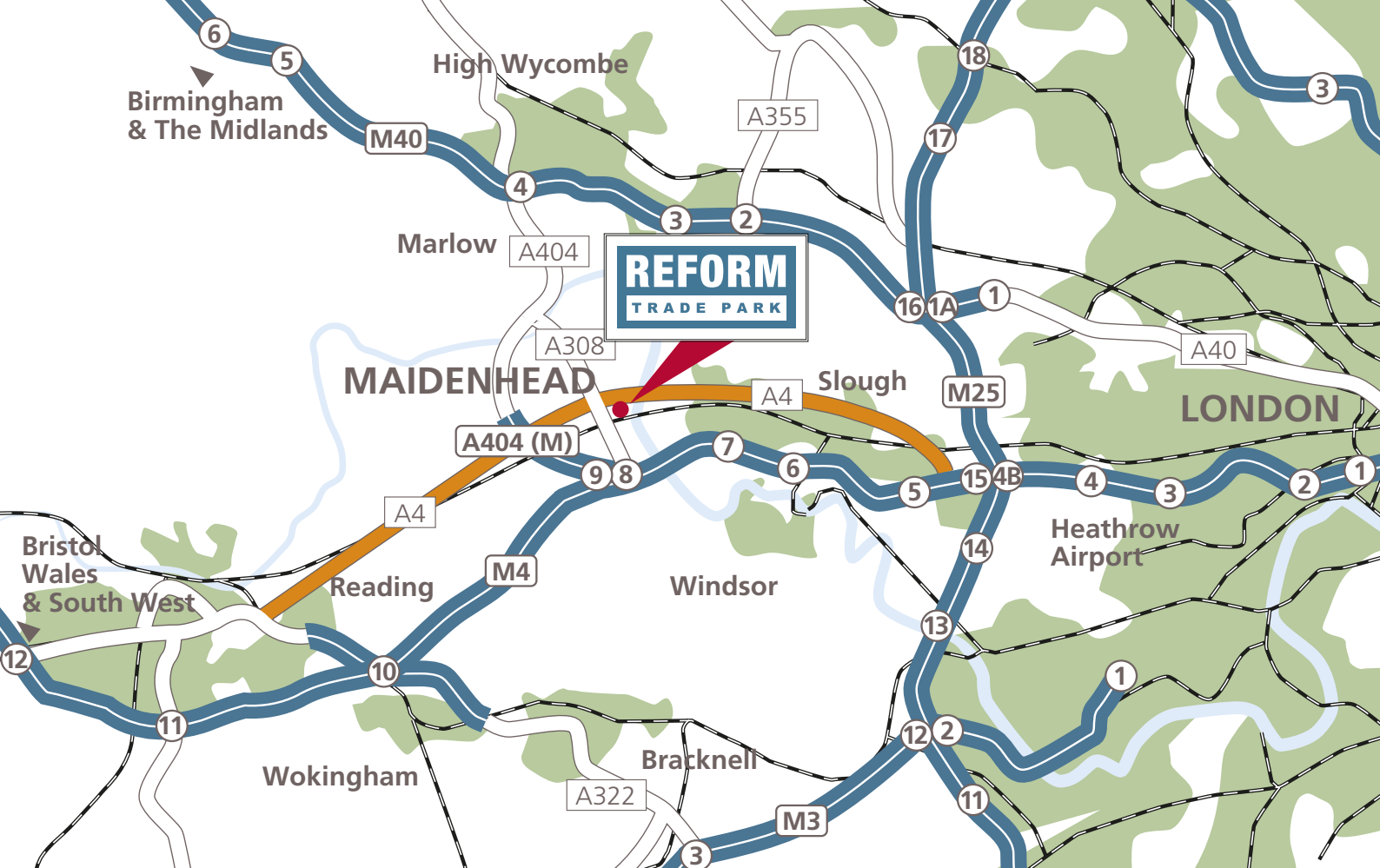
New lease available directly from the Landlord.



Ground floor



First floor



VIEWING

Strictly through joint letting agents:



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