

CGI Image

TO LET INDUSTRIAL UNIT

UNIT 2.1, PIONEER WORKS

MARSH LANE, TAPLOW, MAIDENHEAD, SL6 0DF

1,300 sq ft (120.77 sq m)



KEY INFORMATION

Size: 1,300 sq ft (120.77 sq m)

Rent: £20,000 +VAT per annum

Rateable Value: To be reassessed once the site has been split

Lease: Available on a new FRI lease direct from the landlord on terms to be agreed

Legal Fees: Each party to bear their own costs

EPC: Upon enquiry

DESCRIPTION

Unit 2.1 Pioneer Works will be available from Autumn 2026. The unit benefits from three phase power, great eaves height, and three roller shutters to be installed. Suitable for storage and distribution and some light industrial uses.

SPECIFICATION



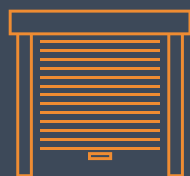
Eaves height
4m min. 5.6m max.



Secure yard



3 phase power
supply



Electric loading
doors



4 parking spaces

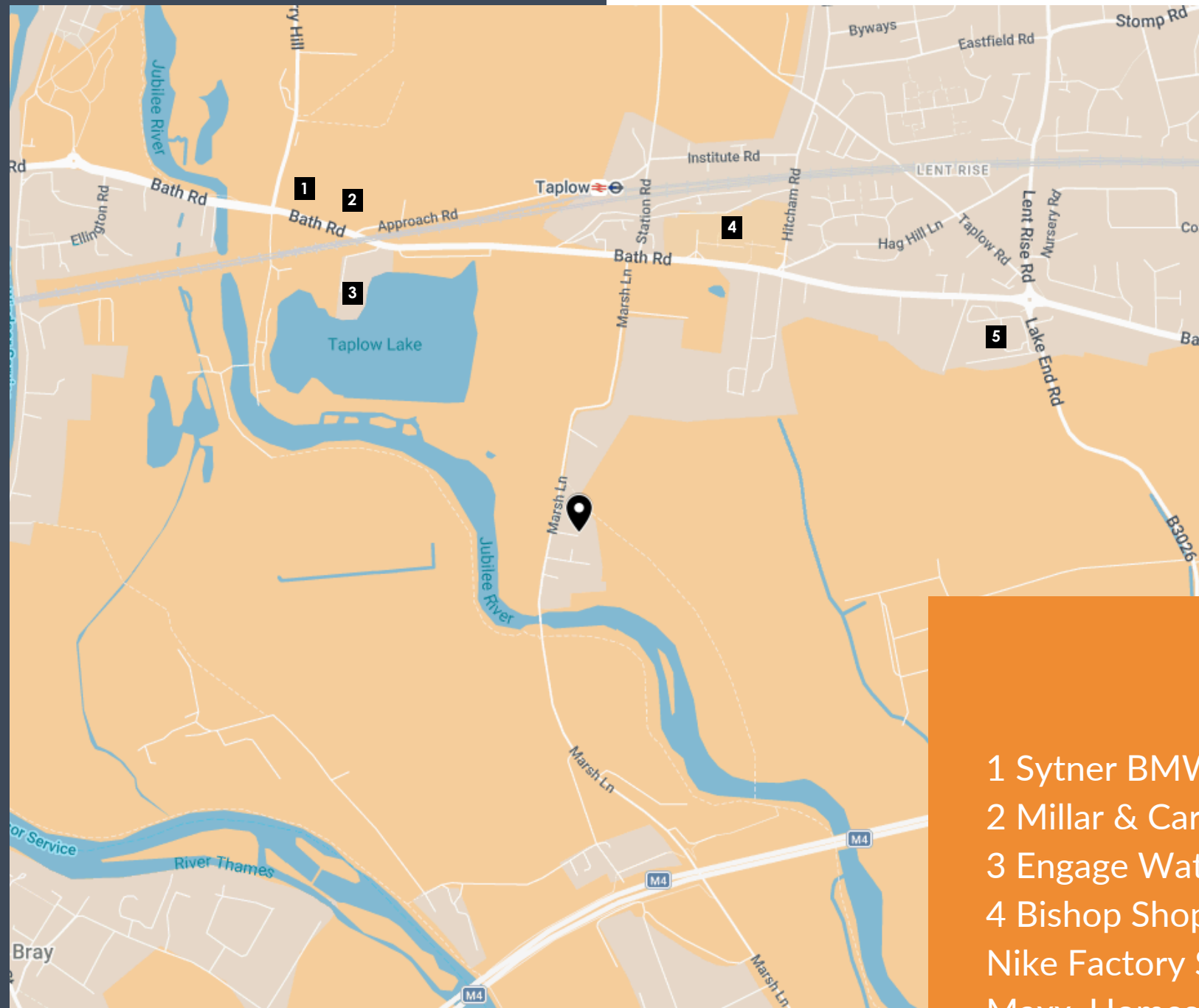


CCTV

SITE PLAN



Site plan for illustrative purposes only. Not to scale.



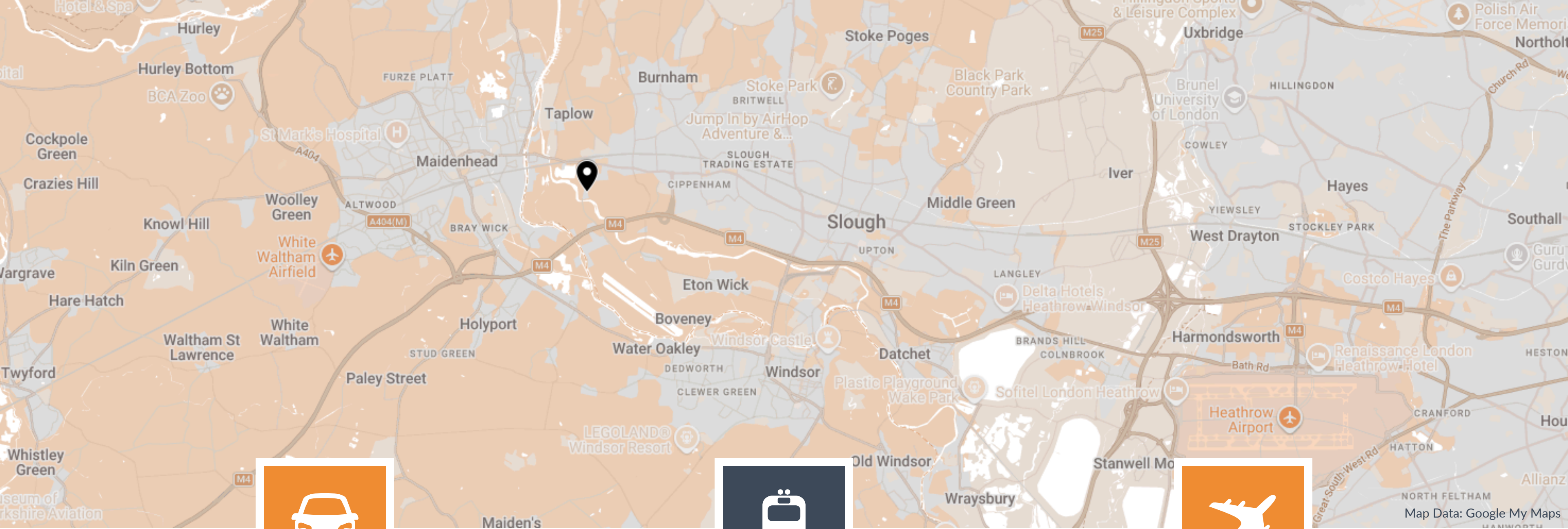
Map Data: Google My Maps

LOCATION

Pioneer Works is located in Taplow, just on the edge of Maidenhead. This Unit offers great access to Junction 7 of the M4 and a short drive to Taplow and Maidenhead Rail Stations.

Also benefiting from easy access to Jubilee River being adject to Pioneer Works for cycling and walks. The Bishop Centre and Sainsburys are also a short drive away.

- 1 Sytner BMW
- 2 Millar & Carter
- 3 Engage Watersports
- 4 Bishop Shopping Centre: Tesco Superstore, Nike Factory Store, Nando's, McDonalds, TK Maxx, Homesense, Mountain Warehouse
- 5 Starbucks



CAR

2 MILES TO J7 OF M4

Easy access to the motorway network.



TRAIN

0.6 MILES TO TAPLOW STATION

For Elizabeth line and National Rail services.



AIRPORT

12 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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