



Unit 4 Warehouse, Vanwall Road, Maidenhead SL6 4UW

TO LET

Warehouse Unit to Let

**15,837 Sq Ft
(1,471 Sq M)**

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DESCRIPTION

The property comprises a modern end of terrace portal framed industrial warehouse unit, located on Vanwall Business Park, Maidenhead. The property also benefits from good loading and access, excellent internal eaves height and integrated ground floor offices/staff welfare areas.

- ✓ Competitively priced warehouse space
- ✓ Two roller shutter loading doors
- ✓ Integrated ancillary offices with kitchen.
- ✓ Easy access to key transport links
- ✓ Good rear loading and parking area (10 spaces)
- ✓ Approx. 9.5m minimum internal eaves height

LOCATION

The site is located approx. 0.5 miles from local shops and amenities, 1 mile north of the M4 (J8/9), 1.5m from Maidenhead town centre and station. The building is situated on Vanwall Road, in Vanwall Business Park with reasonable prominence near the front of the Park which remains recognised as an established commercial location in the local market.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	13,901	1,291
Ancillary office/welfare	1,936	180
Total	15,837	1,471

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

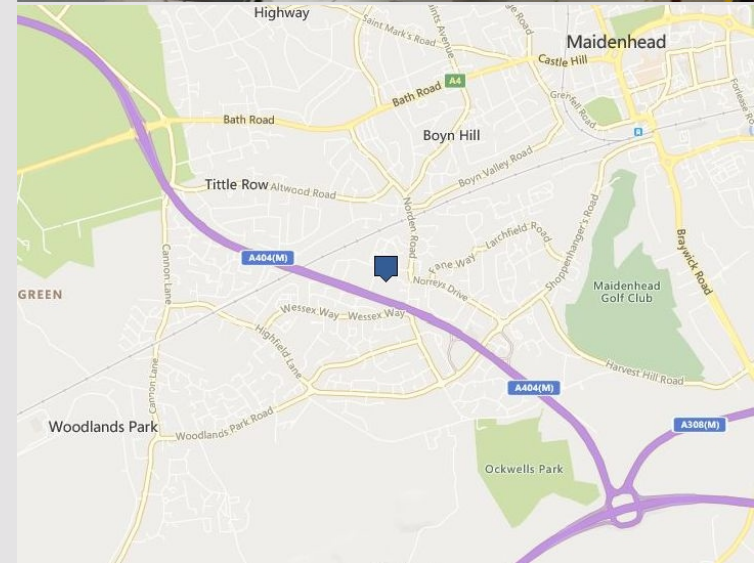
LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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