

UNDER CONSTRUCTION

New warehouse unit

Large secure yard and 8m height

LOGISTICS
— city —
MAIDENHEAD
AVAILABLE
Q4 2021

**B2, B8 & Class E,
formally B1c**

Indicative Image

LOGISTICS CITY | Maidenhead

Cordwallis Industrial Estate | Clivemont Road | Maidenhead | Berkshire | SL6 7DE

Leasehold Only - 32,399 sq ft (3,010 sq m)

logistics-city.co.uk/units/maidenhead

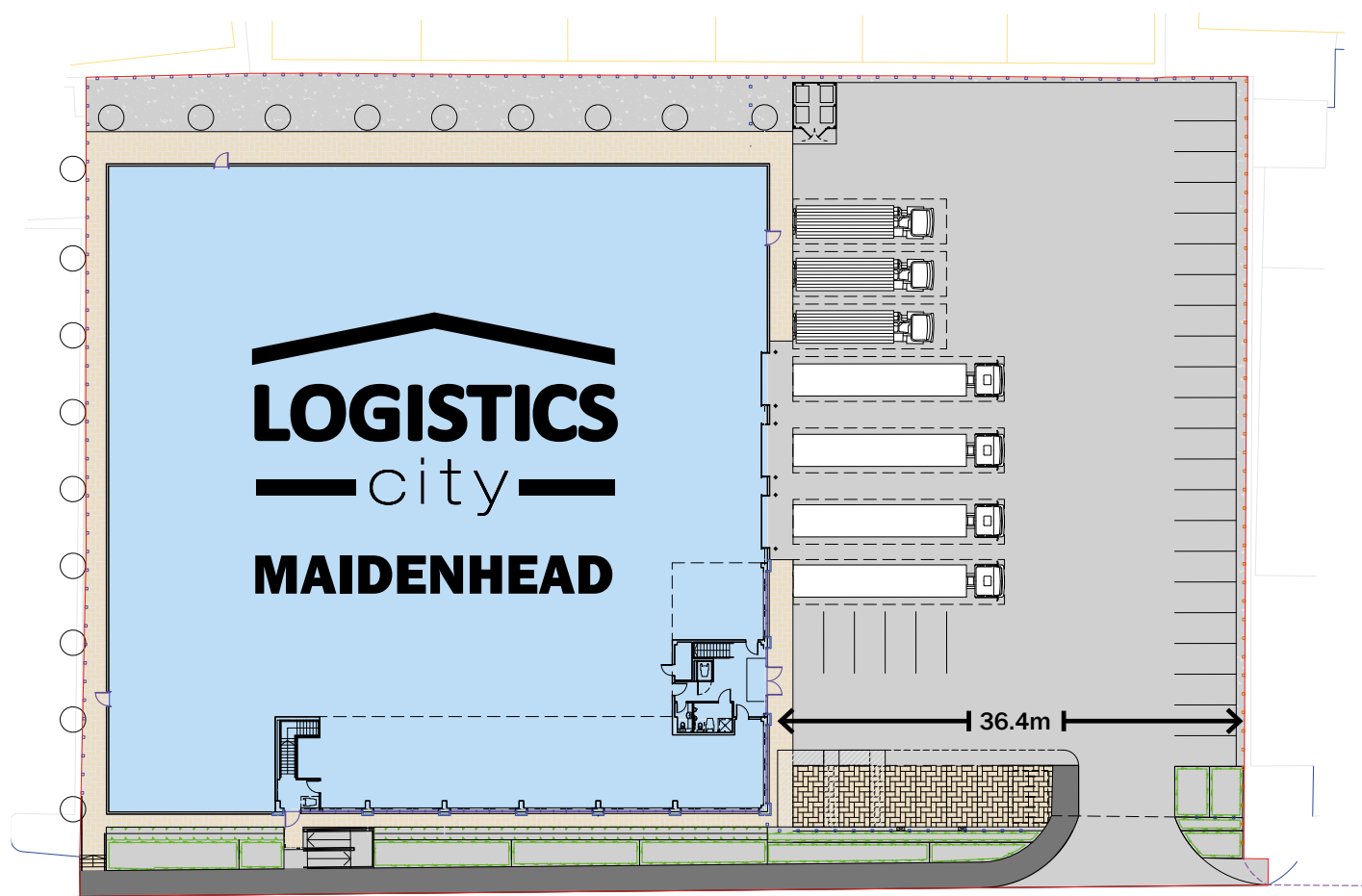
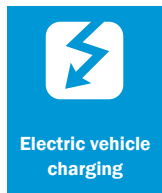
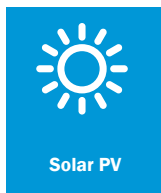
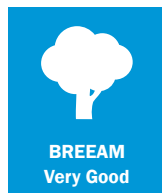
Area Schedule

Unit A	Sq ft (GEA)	Sq m (GEA)
Ground floor	28,309	2,630
First floor	4,090	380
TOTAL	32,399	3,010

Specification

- 8m haunch height
- 50kN/m² floor loading
- Up to 64 car parking spaces
- 3 loading bays
- Large secure yard
- BREEAM Very Good (target)

Sustainability



Indicative Image

Description

The site is located on Clivemont Road, which can be accessed directly from either Cookham Road or Cordwallis Road.

A single 32,399 sq ft warehouse unit with mezzanine is currently under construction and will benefit from up to 64 parking spaces.

Location

Maidenhead is a prosperous commercial centre in the heart of the Thames Valley, located approximately 30 miles west of London and 16 miles to the west of Heathrow Airport.

Maidenhead Railway station provides services to London Paddington, with a fastest journey time of 23 minutes. Its connections to Central and East London will be substantially enhanced, with the delivery of Crossrail at Maidenhead Station in first half of 2022, with significant reductions in journey times. Also, the proposed Western Rail Approach to Heathrow is planned to follow shortly thereafter.

Approximate travel distances

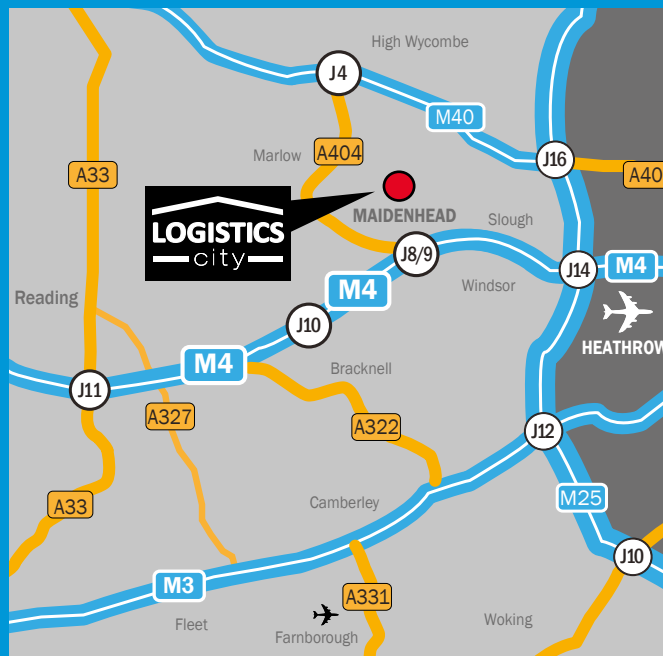
Destination	Miles
Maidenhead Town Centre	1 mile
A404(M) Junction 9A	3 miles
M4 Junction 8/9	3 miles
M40 Junction 4	9 miles
Heathrow Airport	16 miles
Reading	16 miles
M25 Junction 15	13 miles
Central London	31 miles

Approximate train journey times

Elizabeth Line (Crossrail)	Minutes
Maidenhead to Heathrow T2/3	23 mins
Maidenhead to Paddington	35 mins
Maidenhead to Tottenham Court Rd	40 mins
Great Western Railway	
Maidenhead to Paddington	32 mins

Terms

The unit is available on a leasehold basis. Further details, including quoting terms are available upon request.



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For further information please contact:



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This brochure and the descriptions and measurements contained herein do not form part of a contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. May 2021.