

TRADE CITY MAIDENHEAD

Clivemont Road, Maidenhead, Berkshire SL6 7DE

UNDER CONSTRUCTION

TRADE
city
MAIDENHEAD

**AVAILABLE
Q4 2021**



6 new light industrial and warehouse units

TO LET

Units from 2,266 sq ft - 10,870* sq ft

(210.5 sq m - 1,010* sq m) - B2, B8 and Class E, formally B1c

* If combining units

trade-city.co.uk/units/maidenhead

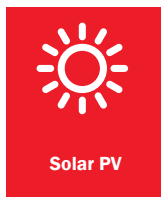
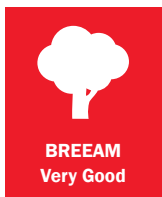
Specification

- > The units under construction will provide a braced steel portal frame with 6m minimum eaves
- > Roofs - insulated steel roof with double skin transparent roof lights (10%)
- > External walls – Steel insulated cladding
- > Windows – Double glazed powder coated aluminium with anti-glare outer leaf
- > Entrance canopy
- > Capped off services
- > Electric Loading Doors 3.5m wide x 4m high
- > Mezzanine to units 1 and 4

Key Features

- > Situated in one of Maidenhead's prime industrial and logistics estates
- > Planning for B2, B8 and Class E, formally B1c
- > Ability to combine units
- > Landscaped environment

Sustainability

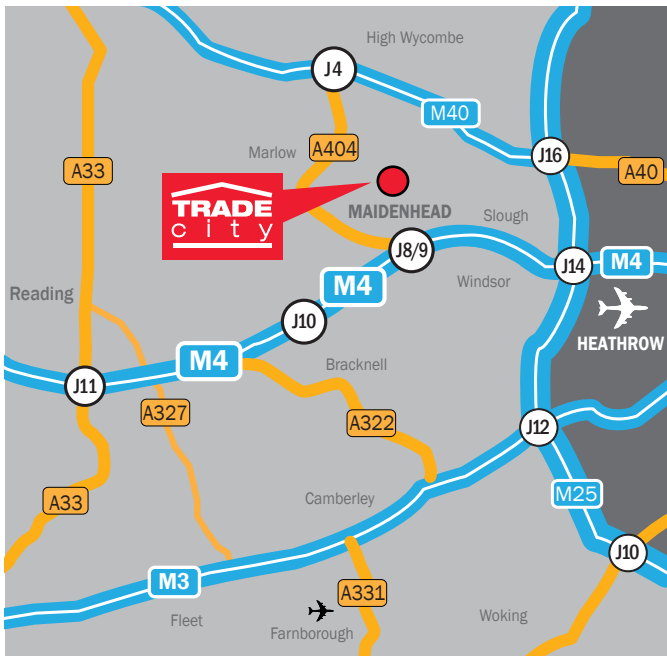




Accommodation

	Ground Floor (GEA)		Mezzanine (GEA)		total sq ft	total sq m	
	sq ft	sq m	sq ft	sq m			
UNIT 1	4,552	422.9	881	81.9	5,434	504.8	TO LET
UNIT 2	2,607	242.2	0	0	2,607	242.2	TO LET
UNIT 3	2,517	233.8	0	0	2,517	233.8	TO LET
UNIT 4	3,832	356.0	834	77.5	4,666	433.5	TO LET
UNIT 5	2,266	210.5	0	0	2,266	210.5	TO LET
UNIT 6	3,938	365.9	0	0	3,938	365.9	TO LET





**Cordwallis Industrial Estate, Clivemont Road,
Maidenhead, Berkshire SL6 7DE.**



trade-city.co.uk/units/maidenhead

Description

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

6 industrial units across two terraces together with 44 car parking spaces are currently under construction, with a total area of 21,428 sq ft (1,991 sq m) GEA.

Terms

Units available on a leasehold basis, quoting terms on application.

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.



Logistics City and Trade City
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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

For further information please contact:



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