



New Century House, Cordwallis Street,
Maidenhead SL6 7BE

**TO LET
FOR SALE**

Rare Freehold Opportunity

5,823 Sq Ft
(541 Sq M)

New Century House, Cordwallis Street, Maidenhead SL6 7BE

DESCRIPTION

Opportunity to acquire a light industrial unit current being used as offices within walking distance of Maidenhead town centre. The detached unit is available either freehold or leasehold. There is a large mezzanine installed in the rear of the unit. There is a side yard which provides parking for 15 cars and a manual loading door at the front of the premises. Leasehold price available on application.

- ✓ 3.820m Eaves - 6m Apex
- ✓ 3 Electricity Phase Power
- ✓ Gas Fired Central Heating
- ✓ Burglar Alarm System
- ✓ Secure yard with 15 Parking Spaces
- ✓ Excellent access to A404 / M4 / M40 motorways



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	3,443	320
First Floor	793	74
Mezzanine	1,587	147
Total	5,823	541

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

The billing authority is The Royal Borough of Windsor & Maidenhead
Rateable value: £39,250

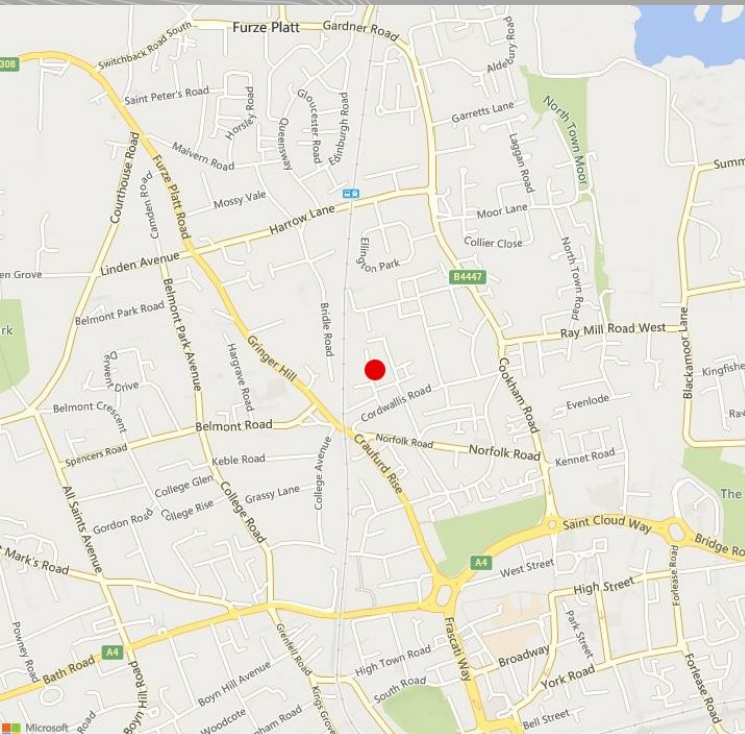
TERMS

Offers are invited in excess of £800,000 (Eight Hundred Thousand Pounds) for the freehold interest, subject to contract, and exclusive of VAT. Leasehold available on application.

EPC On application.



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LOCATION

The premises are situated in an established commercial area in Cordwallis Street, within the Cordwallis Industrial area of Maidenhead, approximately half a mile to the north of Maidenhead town centre.

The estate is accessed from the A308 leading to Maidenhead town centre providing easy access to M4 Junction 8/9 or the A404 to Marlow and the M40.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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