Whitmarsh Lockhart

TO LET



2 St. Peters Road,

Maidenhead, SL6 7QU

VERSATILE SHOWROOM/TRADE COUNTER/INDUSTRIAL UNIT

7,534 sq ft
(699.93 sq m)

- ROAD PROFILE DETACHED UNIT
- HIGH SPECIFICATION UNIT
- SECURITY SHUTTERS
- GROUND AND FIRST FLOOR SHOWROOM
- FULL HEIGHT LOADING DOOR
- SUITABLE FOR A VARIETY OF OCCUPIERS SUBJECT TO PLANNING

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Summary

Available Size	7,534 sq ft / 699.93 sq m
Rent	£90,000 per annum
Rateable Value	£62,500
Rates Payable	£30,000 per annum
EPC	B (27)

Location

Situated in the Furze Platt area in north Maidenhead, St Peters Road is just off A308, a main arterial route through the town. Junction 8/9 M4 motorway is approx. 3 miles to the south, offering excellent transport links. Furze Platt station is approx. 0.5 miles to the south.

Slough is approximately 8 miles to the east, Reading 12 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

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https://what3words.com/songs.shuts.vine

Description

Unit 2 is a versatile property, of steel portal frame construction and fitted out to a very high standard with rendered and glazed elevations.

Entry to the property is via a glazed pedestrian entrance in the front elevation, leading into an open plan ground floor showroom. Adjacent to the showroom is a warehouse/storage area, accessed via a full height roller shutter loading door in the front elevation.

At first floor there are high specification air conditioned offices with boardroom and ancillary offices.

There is a substantial open plan showroom / storage area at first floor. There are ground and first floor WC's as well as a kitchenette at ground floor.

There is a 3 phase power supply and we understand all mains services are connected. There is fitted is air conditioning. There are steel security shutters at ground floor.

Externally there is a paved parking and loading to the front.

The premises would suit wide range of alternative uses subject to planning.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	3,906	362.88
Suite - Offices and Mezzanine	3,628	337.05
Total	**7,534**	**699.93**

Terms

A new full repairing and insuring lease is available. The rent quoted is exclusive of service charge, building insurance and VAT, which will be paid in addition to the rent, by the tenant.

Viewings

Viewing and further information is strictly by prior appointment through the agent.



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