



## Warehouse unit

### 4 Pinkneys Farm

Maidenhead, SL6 6PZ

Industrial

**TO LET**

**1,800 sq ft**

(167.23 sq m)

- Available for immediate occupation
- 3 car parking spaces
- Rural location with countryside views
- Partitioned office space and kitchenette
- Small loading area
- Roller shutter door

# 4 Pinkneys Farm, Maidenhead, SL6 6PZ

## Summary

<b>Available Size</b>	1,800 sq ft
<b>Rent</b>	£21,500 per annum exclusive
<b>Rates Payable</b>	£8,732.50 per annum approx. Please check these figures with the Local Authority.
<b>Rateable Value</b>	£17,500
<b>VAT</b>	Applicable
<b>Estate Charge</b>	£300 per annum for septic tank pump out and is subject to annual variances
<b>EPC Rating</b>	D (91)

## Description

Unit 4 Pinkneys Farm is a self-contained warehouse located on a privately gated estate, Pinkneys Farm. The unit is predominantly open plan with a kitchenette and WC. Structural timber beams are in place, providing character. There is a small partitioned office with carpeting. A roller is in place, providing good accessibility into the unit.

## Location

Pinkneys Farm is located on the edge of Maidenhead, approximately an 8-minute drive to Maidenhead Train Station, where Crossrail and further train services can be provided. Bus 155 connects from Maidenhead to Marlow, conveniently stopping at Pinkneys Farm. The setting around Pinkneys Farm is tranquil, providing a quiet environment for people to work in. There are national trust walking routes within close proximity. The Golden Ball Restaurant is approximately a 15-minute walk or a 2-minute drive from Pinkneys Green. Junction 8/9 of the M4 is a short drive providing direct links to London and Reading. It is also within a 5 minute drive of the A404 (M) which links to the M40.

## Viewings

By arrangement with the agent only. Please do not attend the site without the agent present.

## Terms

A new FRI lease, for a term to be agreed. The lease will be direct with the Landlord.

## Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own legal fees.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.

## Access Hours

Estate Policy on working hours is as follows:

Monday to Friday – 06:30 – 19:00

Saturday – 06:30 – 13:00

Sunday – Site Closed



## Viewing & Further Information



**James Emes**

01628439006 | 07806487124

[j.emes@pagehardyharris.co.uk](mailto:j.emes@pagehardyharris.co.uk)



**Mark Harris**

01628 367439 | 07598450586

[mark@pagehardyharris.co.uk](mailto:mark@pagehardyharris.co.uk)

**More properties @ [pagehardyharris.co.uk](http://pagehardyharris.co.uk)**