



# To Let

**Industrial/Trade Counter Unit**

**To Be Comprehensively Refurbished**

- 1 mile from J8/9 of M4
- 6.0m clear height, rising to an Apex height of 7.5m
- Excellent natural light
- Large loading door (5.5m x 5.0m)
- 3 phase power & gas blower heater
- 9 allocated parking spaces
- Modern two storey offices

## Unit 1, Priors Way Industrial Estate

Priors Way, Maidenhead, SL6 2HP

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**6,113 sq ft**

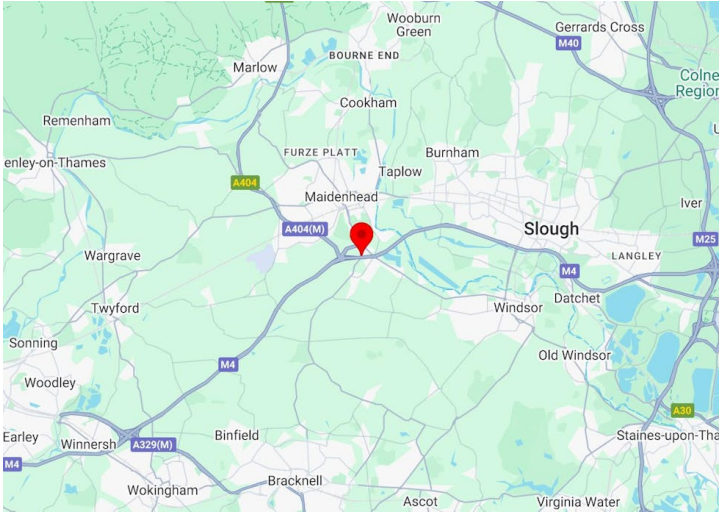
567.92 sq m

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**Reference: #288503**

# Unit 1, Priors Way Industrial Estate

Priors Way, Maidenhead, SL6 2HP



## Summary

Available Size	6,113 sq ft / 567.92 sq m
EPC	B (29)

## Location

The unit is located approximately one kilometre from Junction 8/9 of the M4 motorway on Priors Way, Maidenhead. The property is accessed via the A308 Windsor Road providing easy and direct access to Maidenhead and Windsor town centres and the surrounding areas. Slough is approximately 6 miles to the east, Reading 10 miles to the west and High Wycombe and Bracknell being 8 miles to the north and south respectively.

## Description

An end of terrace industrial unit with 6m clear height, rising to 7.5m at the apex. The warehouse benefits from excellent natural light, 3 phase power, a gas blower heater to the warehouse, a large loading door, ample parking and loading provision. Additionally, there are modern offices at ground and first floor levels

## Specification

The property is to be fully refurbished to include the following amenities:

- 1 mile from J8/9 of M4
- 6.0m clear height, rising to an Apex height of 7.5m
- Excellent natural light
- 3 phase power
- Gas blower heater
- Large loading door (5.5m x 5.0m)
- 9 allocated parking spaces
- Modern two storey offices

## Terms

The rents are exclusive of business rates, service charges, insurance and utilities, and will be subject to VAT.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	5,035	467.77
Ground Floor Offices	539	50.07
First Floor Offices	539	50.07
<b>Total</b>	<b>6,113</b>	<b>567.91</b>

## Legal Costs

Each party to bear their own professional and legal costs.

## Rates

The billing authority is The Royal Borough of Windsor & Maidenhead. We suggest interested contact the ratings officer at the billing authority directly.

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