

## Unit 4 Priors Industrial Estate, Priors Way, Maidenhead, SL6 2HP

6,118 sq ft (568.38 sq m)

- Recently refurbished
- 6.0m clear height, rising to an Apex height of 7.5m
- Excellent natural light
- 3 phase power
- New electric loading door to be installed (5.5m x 5.0m)



Two storey offices and designated parking and loading provisions

## Location

The unit is located approximately 1 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.

## Accommodation

Name	Sq ft	Sq m	Availability
Unit - Warehouse/G	4,996	464.14	Available
Unit - First Floor Offices	1,122	104.24	Available
<b>Total</b>	<b>6,118</b>	<b>568.38</b>	

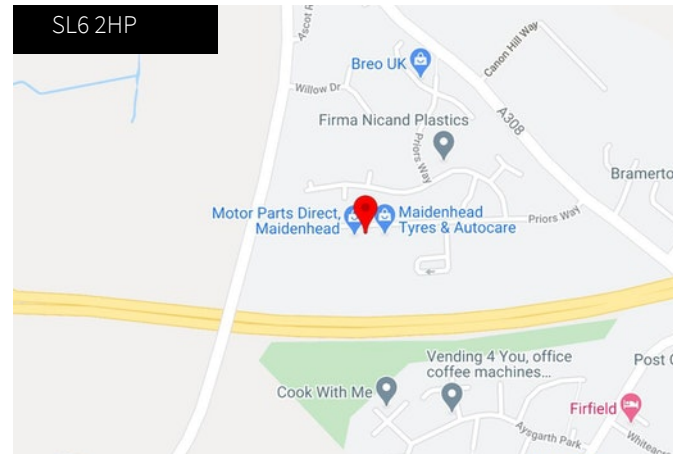
## Specification

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

- 6.0m clear height, rising to an Apex height of 7.5m
- New electric loading door to be installed (5.5m x 5.0m)
- 3 phase power
- Double glazing
- Two storey offices
- Designated parking and loading

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.



## Rent

Rent on Application

## EPC

This property has been graded as E (116).

## Viewing & Further Information

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