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# INDUSTRIAL/WAREHOUSE UNIT

## TO LET

2,699 sq ft (250.74 sq m)



Unit A  
Reform Road  
**Maidenhead | SL6 8BY**

Roller shutter door

Good parking

Office space

### Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews  
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation  
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

## Location

The unit is situated on Reform Road which is just to the east of Maidenhead town centre. Reform Road is a short distance from the A4, whilst the M4 is located 2 miles to the south of the property.

## Description

The unit comprises of a ground floor industrial/warehouse area, which benefits from having roller shutter doors. The unit is accessed via a full height roller shutter loading door plus pedestrian access door to the side.

A mezzanine floor has been constructed to add further room in the property. Upstairs there is an additional warehouse/storage area. The other part of the mezzanine has been made into a good quality office space.

## Amenities

- 3 phase electrics
- 2 gas blower heaters
- WC Facilities
- Car parking
- Kitchen area
- Walking distance of town centre

## Terms

The unit is available on a new lease outside the security of tenure provisions of the Landlord and Tenant Act 1954 at a rent to be agreed.

## Accommodation

Approximate floor areas (NIA):

Ground floor warehouse area	1,341 sq ft (124.61 sq m)
Mezzanine floor warehouse area	641 sq ft (59.55 sq m)
Mezzanine floor office area	717 sq ft (66.61 sq m)
Total	2699 sq ft (250.74 sq m)

## Business rates

The premises have a rateable value of £13,750.

## Viewing

For viewing and further information please contact:

### Kempton Carr Croft

David Pearce or Rob Hutchins

01628 771221 [agency@kemptoncarr.co.uk](mailto:agency@kemptoncarr.co.uk)

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These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchases or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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