

The Arena, Stafferton Way, Maidenhead SL6 1AY



D2 Leisure Investment For Sale

27,671 sq ft  
(2,571 sq m)



PHOTO GALLERY 



## LOCATION

The property is located prominently adjacent to Stafferton Way, the link road connecting the A308 through to the A4, providing excellent access to the town. Maidenhead town centre is within a quarter of a mile and the property is located in a well-established, commercial retail area close to the new Maidenhead retail park and opposite Lidl supermarket. Maidenhead is one of the Thames Valley's principal commercial centres, strategically located in part of the Thames Valley with a thriving business community with occupiers including Johnson & Johnson, GlaxoSmithKline, Volvo and Abbott Laboratories. There is an excellent railway service to London and will further enhanced by the completion of Crossrail (Elizabeth Line) in 2019.

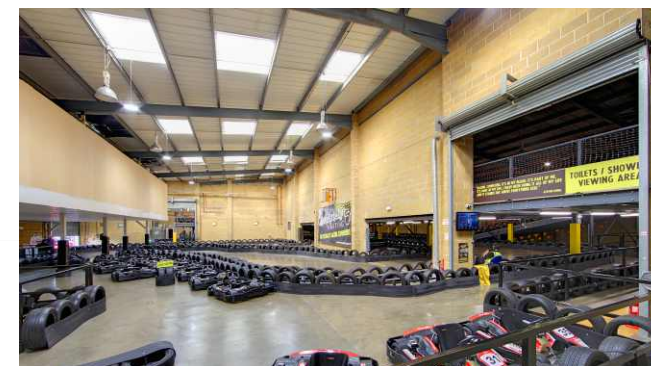
## DESCRIPTION

The premises comprise of a modern warehouse and office premises which have been adapted to provide a major go-karting facility. The unit provides offices at the front on two levels with a prominent entrance and reception. There are two roller shutter doors and loading area to one side of the property. There is good parking to the front of the unit and, in addition, there is a separate secure car park for approximately 36 vehicles.

## TERMS

The Long Leasehold interest is offered on the property which is for an original term of 125 years from 10th January 1990 at a ground rental of £61,000 pa subject to 5 yearly rent reviews. The property in turn has been sub-let to the Slough Community Leisure Limited for a term originally of 9 years from 7th November 2012 at a current rental of £166,000 per annum exclusive; £173,000 in 2017 to 2018; £187,000 2018 to 2019; £194,000 in 2019 to 2020; £208,000 from 2020 to 2021. The Tenant has lodged a rental deposit of £50,000 for the duration of their occupation. The Sublease is outside the Security of the Provisions of the Landlord and Tenant Act 1954. In addition, the car park is let to the Windrush Garage, the local Volkswagen franchise, who currently occupy the premises at £24,000 per annum.

Offers are invited for the Long Leasehold interest subject to the existing occupational leases.



## FEATURES

- Two-storey offices and reception area
- Eaves height 6.0m
- Covered loading canopy
- Sodium spot lighting in the warehouse
- Two roller shutter doors
- Dedicated 500 KVA substation

## FLOOR AREAS

The property has the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice.

Warehouse	23,041 sq ft	(2,141 sq m)
Offices & Ancillary Space	4,630 sq ft	(430 sq m)
<b>TOTAL</b>	<b>27,671 sq ft</b>	<b>(2,571 sq m)</b>

## FILE DOWNLOADS >>>

- > [Deed\\_of\\_Surrender-Deed\\_of\\_Variation.pdf](#)
- > [Head\\_Lease.pdf](#)
- > [Underlease\\_7-11-2012\\_Absolutely\\_Leisure.PDF](#)

## LEGAL COSTS

Each party will be responsible for its own legal costs.

## FURTHER INFORMATION AND VIEWINGS

Please contact the sole selling agents:

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