

# FLEXIBLE STORAGE/WAREHOUSE TO LET



**3,220 Sq. Ft. (299 Sq. M.)**

59 Grenfell Road

**Maidenhead**

SL6 1ES

EXISTING STORAGE AND ANCILLARY OFFICE SPACE WITH POTENTIAL  
FOR OTHER USES S.T.P. (i.e. D1/GYM USES)

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

The premises are prominently located close to the Maidenhead railway station on Grenfell Road and therefore within close walking distance of all the town's facilities.

Maidenhead railway station provides an excellent service to London and Reading and to be enhanced by the Elizabeth Line in 2019 providing direct connections to West London and Canary Wharf. Junction 8/9 of the M4 motorway is within a few minutes drive having good access to Heathrow Airport and the M25 motorway. The M40 (J4) is accessed by the A404(M) link road.

## Description

The premises comprise first floor storage and office space which lends itself to a number of uses (STP). Supplies good open plan clear space together with offices and male and female toilets. In addition, ground floor reception (917 sq ft) is available by way of separate negotiation if required.

## Accommodation

	Sq. Ft.	M2
First Floor Storage/Workshop Space	2,715	202.06
First Floor Office	505	46.92
<b>TOTAL</b>	<b>3,220</b>	<b>299.15</b>

*Approx gross internal area (GIA)*

## Terms

Rental £45,000.00 per annum

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

The premises are available on a new lease outside the Security of Tenure Provisions of the Landlord and Tenant Act

## Business Rates

Rateable Value to be advised

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

All figures quoted are exclusive of VAT which will apply to this transaction.

## Amenities

- Parking (By Arrangement)
- Prominent location
- Flexible uses (S.T.P.)
- Adjacent to Maidenhead Railway Station
- New Lease

## Energy Performance Rating

T.B.C.

## Viewing and further information



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