

Industrial Unit To Let

**COMMENCING RENT
£2 PER SQ FT**

15,308 sq.ft (1,422 sq.m)

**UNITS A,B,C BOYNVALLEY
INDUSTRIAL ESTATE
BOYN VALLEY ROAD
MAIDENHEAD
SL6 4EG**

Location

Boyn Valley Industrial Estate is situated, just to the west of Maidenhead Town Centre, in a well established industrial area, within a mixed commercial and residential location. Maidenhead Mainline Railway Station is a short distance away, whilst there is good access to Junction 8/9 of the M4 Motorway.

Description

The property comprises a detached light industrial unit of brick and block construction with a concrete portal frame under a pitched insulated roof.

- Oil fired central heating
- Secure yard and parking
- Walking distance of Railway Station
- Extensive 3 phase electricity supply

Business Rates

Rateable Value (2010) £63,000
Est. Rates Payable(2011-12): £27,250

Terms

To be let on a new full repairing and insuring lease for a term to be agreed at an annual exclusive rental **commencing at £30,616.**

Legal Costs

The ingoing tenant to be responsible for the lessor's reasonable legal costs.



Viewing

Strictly by prior appointment via Joint Agents:-

Steven Macdermott
Jaggard Baker
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VAT

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