



## Modern Industrial / Trade counter unit

### Unit 2

Reform Trade Park, Reform Road,  
Maidenhead, SL6 8BY

Industrial

**TO LET**

**4,807 sq ft**

(446.58 sq m)

- Immediate Occupation
- 3 Phase power
- Steel Portal Frame Warehouse with Electric Roller Shutter Door
- Large forecourt with parking
- Office & showroom areas
- Great access to A4 and M4

# Unit 2, Reform Trade Park, Reform Road, Maidenhead, SL6 8BY

## Summary

<b>Available Size</b>	4,807 sq ft
<b>Rent</b>	£14.00 per sq ft
<b>Rates Payable</b>	£5.43 per sq ft approx. Please check these figure with the Local Authority.
<b>Rateable Value</b>	£51,000
<b>Service Charge</b>	£4,807 per annum
<b>EPC Rating</b>	D (93)

## Description

A well presented trade counter unit with a large warehouse benefitting from a purpose built ground floor showroom and first floor offices. Reform Trade Park consists of 4 units that were comprehensively refurbished & upgraded in 2018. There is a large car park to the front with ample room for parking and loading. Specification includes, electric roller shutter door, loading bay, warehouse (with cooling), ground floor showroom, first floor offices and 3 phase power.

## Location

Set in an established industrial location to the east of Maidenhead town centre with all its amenities, including the station, within walking distance. There is direct access onto to A4 from Reform Road. J8/9 of the M4 motorway are approx. 1.5 miles drive. Nearby occupiers include Toolstation, Jewsons, Screwfix and Gibbs & Dandy.

## Accommodation

Name	sq ft	sq m
Unit - 2	4,807	446.58

## Viewings

By arrangement with the Sole Agents.

## Terms

A current lease is in place however a surrender and new lease is to be agreed direct with the landlord.

## Business Rates

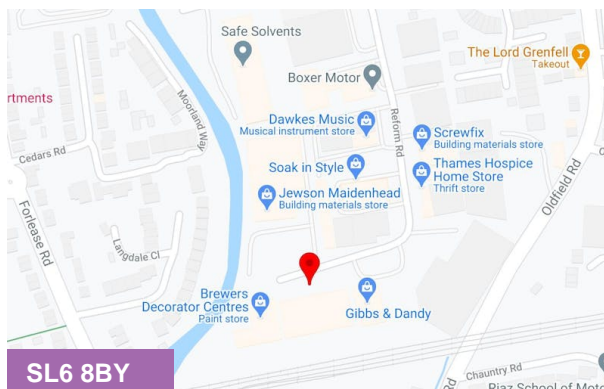
The tenant will be responsible for paying business rates directly to the Local Authority.

## Legal Fees

Each party will be responsible for paying their own legal costs.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



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