



# UNIT 13



**13,609 sq ft (1,264.2 sq m) To Let**  
REFURBISHED WAREHOUSE/INDUSTRIAL UNIT  
ON AN ESTABLISHED, THRIVING BUSINESS PARK



13,609 SQ FT  
(1,264.2 SQ M)



THRIVING  
LOCATION



ESTABLISHED  
BUSINESS PARK



REFURBISHED  
MODERN UNITS



Indicative photograph



Indicative photograph

30 miles west of central London 3 miles to the M4 15 miles west of London Heathrow Airport

### Location

Cordwallis Park is situated off Cookham Road, half a mile north of Maidenhead Town Centre and its associated amenities. Maidenhead Rail Station provides a regular service to London Paddington to the east and Reading to the west. Junction 8/9 of the M4 motorway is within a few minutes drive giving access to Heathrow Airport and the M25 motorway. The M40 motorway (Junction 4) is accessed via the A404(M) link road.

Cordwallis Park is an established business campus combining approximately 150,000 sq ft of business/warehouse accommodation. Unit 13 comprises ground floor warehouse accommodation with integral two storey offices providing the following:-

#### Warehouse

- 5.9m eaves to underside of haunch
- Full height electric up and over door
- 3-phase power and gas supply
- High bay lighting

#### Offices

- Two storey offices
- Suspended ceilings with inset lighting
- Gas central heating
- Double glazed
- Kitchen
- Male/female WCs

#### External

- 31 parking spaces

#### Accommodation

The property has been measured on a gross internal basis in accordance with the RICS Property Measurement (1st Edition):-

	SQ FT	SQ M
Ground Floor Warehouse & Undercroft	11,085	1,029.8
First Floor Offices	2,208	205.1
Covered Loading Bay	316	29.3
<b>Total</b>	<b>13,609</b>	<b>1,264.2</b>

### Terms

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed.

### Rent

Upon Application.

### Rateable Value

TBA.

### Energy Performance Rating

C – 68 Copy available upon request.



shaun.rogerson@eu.jll.com  
adam.creighton@eu.jll.com



heather.harvey-wood@cushwake.com  
christopher.park@cushwake.com

The Misrepresentation Act 1967. Cushman & Wakefield and JLL for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. NOVEMBER 2016