

Flexible office and warehouse accommodation suitable for a variety of uses.

**157 – 159 Boyn Valley Road
Maidenhead SL6 4EG**

To Let Short Term

93 sq m (1,000 sq ft) - 1,692 sq m (18,210 sq ft)



Location

Boyn Valley Road is in a mixed commercial/residential area approximately 1 mile east of Maidenhead town centre and the railway station. Close to Vanwall Business Park and Maidenhead's main commercial district, the property is approximately 1 mile from the A404 (M) which links directly to the M4 at Junction 8/9 (1 mile) and the M40 at Junction 4 (9 miles).

Description

A self contained commercial property comprising 2 storey offices at the front with warehouse/storage to the rear. Additional office and storage space has been created by substantial mezzanine areas.

The accommodation can be sub-divided into various configurations and is suitable for a wide variety of uses. Please contact the agents for further details.

There is parking at the front of the property for approximately 15 cars. Free street parking is also available in the rear area.

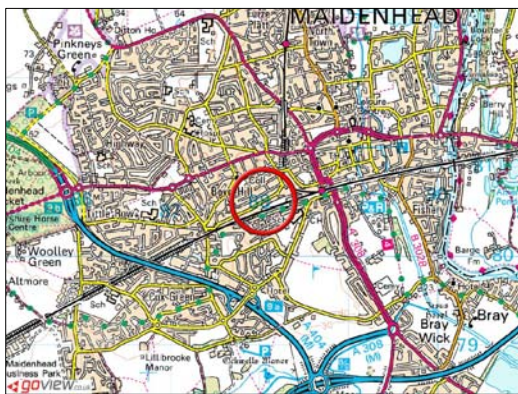
Floor Areas

Measured on a Gross Internal basis in accordance with the RICS Code of Measuring Practice as follows:

	sq m	sq ft
Ground Floor: Warehouse, Stores and Offices	1,076	11,585
First Floor: Offices and Ancillary	616	6,625
Total:	1,692	18,210

Service Charge

To be confirmed



Lease

Flexible, short term leases (up to 5 years) are available direct from the landlord. All leases will be excluded from the security of tenure and compensation provisions of the Landlord and Tenant Act.

Rent

From £5.82 per sq m (£5 per sq ft), depending upon configuration of office and warehouse space required.

Rates

As shown on Valuation Office website. Prospective purchasers should make their own enquiries; contact Royal Borough of Windsor and Maidenhead Council on 01628 683 850

Rateable Value (whole building): £78,500

Uniform Business Rate Multiplier (2008/09): 46.2p pence

Legal Costs

Each party is to pay their own legal costs

VAT

All rents, service charges and insurances are subject to VAT.

Viewing Arrangements

Strictly by appointment with the joint sole agents:

David Pearce, Kempton Carr Croft

T:01628 771221

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Richard Duncan, Hicks Baker

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

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