



TO LET

**UNIT 2
WINDSOR TRADE CENTRE**

Fairacres Industrial Estate
Dedworth Road, Windsor
Berkshire, SL4 4LE

4,421 Sq Ft / 410.71 Sq M

Industrial / Warehouse Unit

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

 **Christopher
Thomas**

Petchey
HOLDINGS

UNIT 2, WINDSOR TRADE CENTRE, FAIRACRES INDUSTRIAL ESTATE, DEDWORTH ROAD, WINDSOR, BERKSHIRE, SL4 4LE

Key Features

- Four dedicated parking spaces
- Electrically operated up-and-over loading door
- Three-phase power
- Clear-span warehouse accommodation
- Contemporary profiled-clad elevations
- Close to Tesco, Aldi and Dedworth Road shops

Description

Unit 2 forms part of a modern terrace of industrial and warehouse units at Windsor Trade Centre. The accommodation benefits from a clear-span roof structure, ancillary offices and three-phase power.

The property has contemporary profiled-clad elevations and an electrically operated up-and-over loading door. Four dedicated parking spaces and loading access support day-to-day occupation.

Location

Fairacres Industrial Estate is situated in Dedworth, approximately two miles west of Windsor town centre, at Dedworth Road and Tinkers Lane. Tesco, Aldi and a range of local shops and services are close by.

The A308 and A355 connect Windsor to the M4 at Junction 6. The M3 is approximately 11.3 miles to the south, with both motorways connecting to the M25 and wider motorway network. Maidenhead and Heathrow Airport are also accessible.

Accommodation

Total	Sq Ft	Sq M
Unit 2	4,421	410.71

Floor areas are approximate and for guidance only.

Rent & Further Information

£81,807 Per Annum

Exclusive of outgoings. VAT may be applicable.

Incentives available on application.

Please contact the asset manager for lease terms, service charge and further occupational costs.

Each party will bear their own legal costs.

Viewings & Further Information

Will Morris

Asset Manager

020 8252 8000

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