

TO LET
INDUSTRIAL UNIT

UNIT 3, PIONEER WORKS

MARSH LANE, TAPLOW, MAIDENHEAD, SL6 0DF

1,300 sq ft (120.77 sq m)

20 FT SHIPPING CONTAINERS ALSO AVAILABLE

KEY INFORMATION

Size: 1,300 sq ft (120.77 sq m)
Rent: POA
Rateable Value: To be reassessed once the site has been split
Lease: Available on a new FRI lease direct from the landlord on terms to be agreed
Legal Fees: Each party to bear their own costs
VAT: All figures are subject to VAT which may be chargeable.
EPC: Upon enquiry

DESCRIPTION

Unit 3 Pioneer Works benefits from three-phase power, excellent eaves height and three new roller shutters. The unit is ideal for storage and distribution operations, along with certain light industrial uses.

For businesses requiring extra capacity, 20ft dry shipping containers are also available to let under separate licence, offering convenient and secure additional storage.

SPECIFICATION

Eaves height
4m min. 5.6m max.

Secure yard

3 phase power supply

Electric loading doors

4 parking spaces

CCTV

SITE PLAN



Site plan for illustrative purposes only. Not to scale.



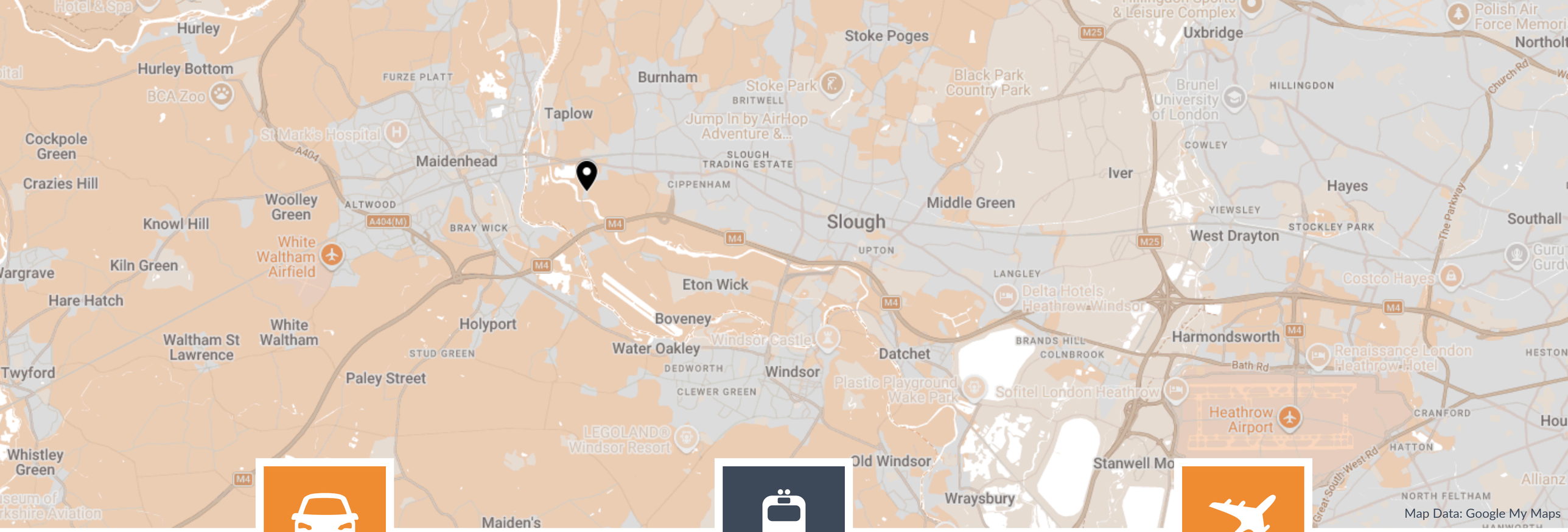
Map Data: Google My Maps

LOCATION

Pioneer Works is located in Taplow, just on the edge of Maidenhead. This Unit offers great access to Junction 7 of the M4 and a short drive to Taplow and Maidenhead Rail Stations.

Also benefiting from easy access to Jubilee River being adject to Pioneer Works for cycling and walks. The Bishop Centre and Sainsburys are also a short drive away.

1 Sytner BMW
2 Millar & Carter
3 Engage Watersports
4 Bishop Shopping Centre: Tesco Superstore, Nike Factory Store, Nando's, McDonalds, TK Maxx, Homesense, Mountain Warehouse
5 Starbucks



Map Data: Google My Maps

CAR

2 MILES TO J7 OF M4

Easy access to the motorway network.

TRAIN

0.6 MILES TO TAPLOW STATION

For Elizabeth line and National Rail services.

AIRPORT

12 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.

JAMES EMES

01628 439006
07806 487124
j.emes@pagehardyharris.co.uk

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