



Commercial Property Consultants

Offices at High Wycombe and Marlow

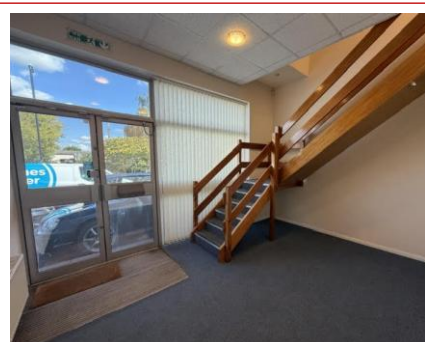
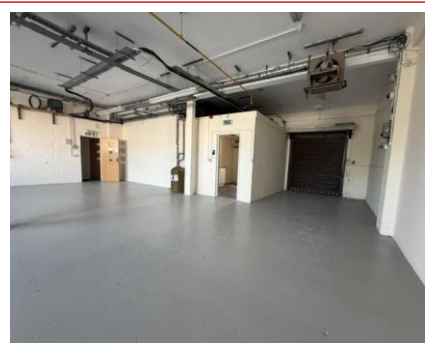
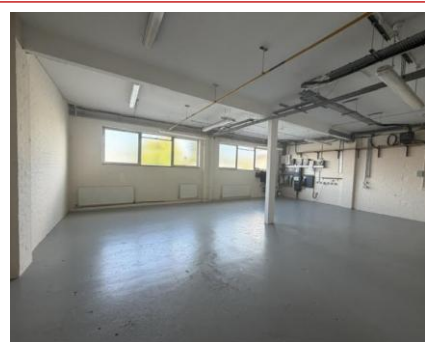
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PROPERTY PARTICULARS

Preliminary Particulars

Self-contained Business Unit

**UNIT 1, CORDWALLIS HOUSE
CORDWALLIS STREET
MAIDENHEAD, SL6 7BE**



TO LET

3,670 sq.ft. (340.95 sq.m) Approximate Net Internal Area

LOCATION – Unit 1 Cordwallis House is within walking distance of Maidenhead Town Centre. Maidenhead Rail Station is also only a short walk away and provides fast rail links to London. Junction 8/9 of the M4 Motorway is approximately 1.5 miles drive.

DESCRIPTION – A self-contained, semi-detached business unit over ground and first floors. The unit has a small loading bay to the front with a roller shutter door. There is a kitchen and large open storage area on the ground floor, along with WCs and a front and rear staircase to the first floor offices, which benefit from glass partitioned meeting rooms. Features include:

- Roller shutter door
- Front and rear access to the unit
- Self-contained unit
- 20 ft. container available onsite

ACCOMMODATION (Approximate Net Internal Area)

Ground Floor Warehouse -	1,875 sq.ft. (174.19 sq.m)
First Floor Office -	1,795 sq.ft. (166.76 sq.m)
Ancillary – Storage Container -	160 sq.ft. (14.86 sq.m)

Total - 3,830 sq.ft. (355.81 sq.m)

TENURE - The property is available on a new lease for a term to be agreed. The lease will be direct with the Landlord.

RENT - £42,000 per annum.

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

RATEABLE VALUE – The Valuation Office website indicates a Rateable Value of £37,750 from 1st April 2026. Rate in the £ for 26/27 is 43.2p.

LEGAL COSTS - Each party to be responsible for their own legal costs involved.

ENERGY PERFORMANCE RATING: D - 79.

VIEWING - By appointment with the Joint Sole Agents: -

Duncan Bailey Kennedy

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