



Units E to H Cordwallis Industrial Estate
Clivemont Road, Maidenhead SL6 7FW

A new development of
industrial/warehouse units.

Excellent specification.

www.spectrummaidenhead.co.uk



273.41-546.82 sq m
(2,943 - 5,886 sq ft)

TO LET

Units
A to D
**LET TO
RapidSwitch**

Amenities

Each Unit benefits from:

Production/Warehouse:-

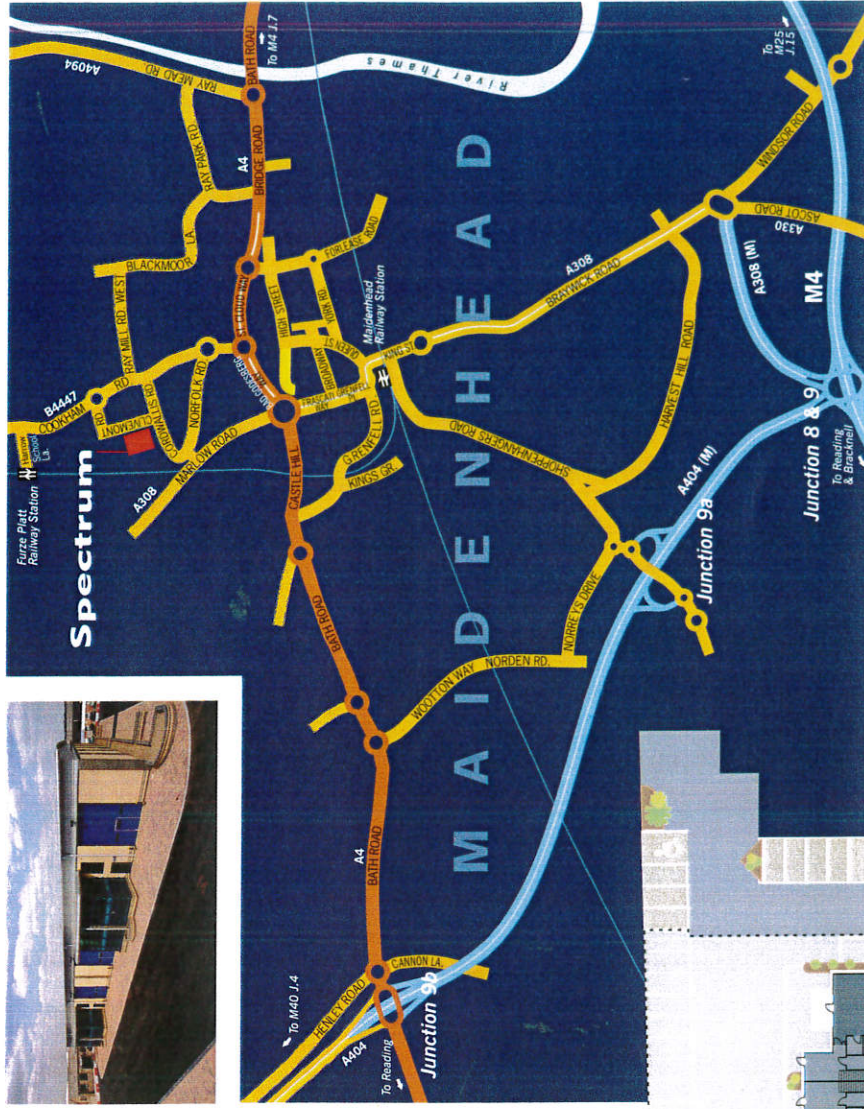
- 6.1m (20ft) minimum eaves height
- 5.5m (18 ft) high sectional up and over loading door with inset pedestrian door
- 3 phase power
- Sodium lighting
- WC

Office/ancillary:-

- Suspended ceiling with inset fluorescent lighting
- Wall mounted electric heaters
- Carpet tiles throughout
- Two compartment perimeter trunking
- Floor to ceiling windows
- Observation windows from first floor office into warehouse
- Tea Station
- WC

Outside

- Brick elevations for low maintenance
- Floodlighting around perimeter of site and over each loading door
- Six car parking spaces per unit
- One light commercial vehicle parking space per unit



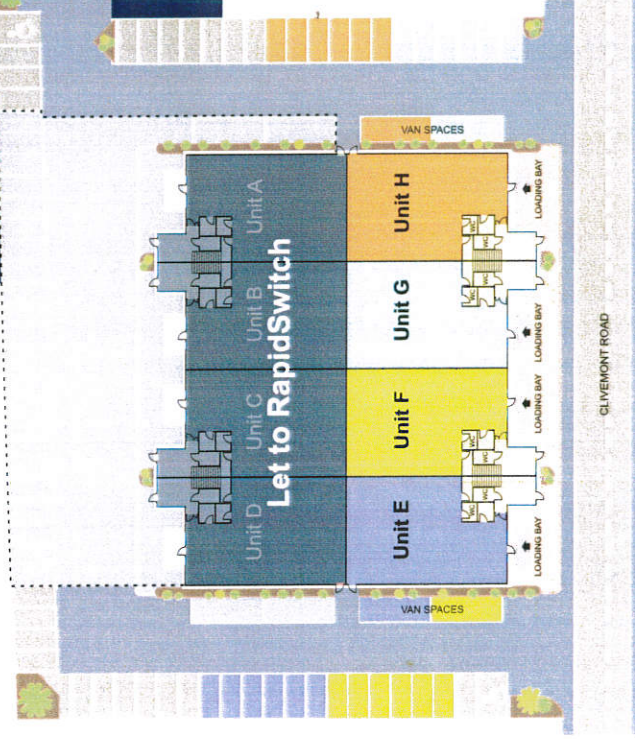
Accommodation (Gross Internal & Approximate)

Each Unit

Production/warehouse	168.09 sq m	(1,809 sq ft)
Ground floor reception/ancillary	52.66 sq m	(567 sq ft)
First floor ancillary offices	52.66 sq m	(567 sq ft)
Total	273.41 sq m	(2,943 sq ft)

Two units may readily be combined to provide the following:-

Ground floor production/warehouse	336.18 sq m	(3,618 sq ft)
Ground floor reception/ancillary	105.32 sq m	(1,134 sq ft)
First floor ancillary offices	105.32 sq m	(1,134 sq ft)
Total	546.82 sq m	(5,886 sq ft)



On-site parking. 6 car spaces and 1 van space per unit to be located at Landlord's discretion.



Terms

To Let. Rent on application.

Viewing

By appointment with the joint agents:

Martin Somers. msomers@deriaz.co.uk

Deriaz Slater Commercial
01628 495500
www.deriaz.co.uk

Derek Tremellen. dtremellen@slh.co.uk

Lambert Smith Hampton
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