



PRISM
BUSINESS CENTRE

**Martin Road, Cordwallis Industrial Estate
Maidenhead, Berkshire SL6 7DE**

An exciting new development of seven
industrial/warehouse/trade counter units

Available from Summer 2016



www.prismbusinesscentre.co.uk

Units ranging from
2,100 - 19,044 sq ft

TO LET

A development by Maidenhead Industrial Estates

LOCATION

The development is situated on the Clivemont Road, within the Cordwallis Business area being approximately half a mile north of Maidenhead town centre approximately 28 miles west of Central London. The M4 motorway Junction 8/9 is a short drive away, with easy access to both the M40 and M25 offering excellent communications to the national motorway network. Heathrow Airport is 14 miles away and a 30 minute drive. Maidenhead Railway Station is 1.5 miles away.



DESCRIPTION

Description Prism Business Centre comprises a new development of seven industrial/warehouse business/trade counter units ranging in size from **2,100 - 19,044 sq.ft.**



PRISM BUSINESS CENTRE

AMENITIES

- ▶ Eaves Height -5.9 m.
- ▶ 10% Transparent roof lights.
- ▶ 37.5 N/M2 flor loading to warehouse.
- ▶ Electric roller shutter doors.
- ▶ Three phase power.
- ▶ Office areas – The developer has specified to install a 10% office option at first floor level to be fitted with a suspended ceiling, fluorescent lighting and carpeting, heating.
- ▶ DDA compliant WC.
- ▶ Kitchenette – with electric water heater.
- ▶ Allocated Parking.
- ▶ EPC – Target?

SPECIFICATION

- ▶ The units are constructed with a braced steel portal frame.
- ▶ The roof is covered with a British Steel Colourcoat Prisma insulated steel roof panel system with double skin "mansafe" transparent roof lights (10%).
- ▶ Gutters – galvanised steel painted.
- ▶ External walls – Steel Colorcoat Prisma insulated cladding with prefinished steel internal liner and Kingspan microrib.
- ▶ Windows- Double glazed powder coated aluminium with anti-glare outer leaf.
- ▶ Polycarbonate entrance canopy.
- ▶ WC- Capped off services for installation at later date to be DDA compliant.
- ▶ Kitchenette.
- ▶ Loading Doors – Electric 3.0 M w X 4.0 M H.



Block A	Ground		First		Total	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Unit 1	348	3746.2	52.3	563	400.3	4309.22 (4310)
Unit 2	229	2465.18	34.5	371.39	263.5	2836.57 (2837)
Unit 3	216	2325.24	32.4	348.78	248.4	2674.02 (2674)
	801	8622.76	119.2	1283.18	920.2	9905.95

Block B	Ground		First		Total	
	SQ M	SQ FT	SQ M	SQ FT	SQ M	SQ FT
Unit 4	316	3401.74	48.2	518.87	364.2	3920.61 (3921)
Unit 5	170	1830	25.2	271.27	195.2	2101.32 (2101)
Unit 6	170	1830	25.2	271.27	195.2	2101.32 (2101)
Unit 7	170	1830	25.2	271.27	195.2	2101.32 (2101)
	836	8999.54	12.9	138.86	848.9	9138.41

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INFORMATION

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All information contained in this brochure is indicative only and does not form part of any contract.



From 2019 Crossrail is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Crossrail will also provide easy access to Eurostar, Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).