



### DESCRIPTION

A warehouse premises measuring approx 1974 sq ft (183.4 sq m) plus a mezzanine office available on a new lease at £15,000 pax. 3.26m loading door height, 5.78m apex and 3.61 eaves. The property has no heating.

### AMENITIES

- 3.6m loading doors
- 24 hour access
- Site security

### TERMS

£15000 per annum exclusive. Available a new lease on flexible terms  
Additional site security charge.

### UNIT 14 WEST TOWN FARM, FARM ROAD, TAPLOW, MAIDENHEAD, BERKSHIRE, SL6 0PT

#### STORAGE FACILITY.

#### SIZES (all sizes are approx)

Total area approx. 1974 sq ft (183.33 sq m)

#### LEGAL COSTS

Each party to bear their own legal costs in this matter.

#### VAT

VAT is payable on the rent

#### EPC

N/A

#### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and measure the premises. EPC not applicable on this unheated warehouse facility.

#### VIEWING

Via Focus Commercial 01753 770124  
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