

focus *COMMERCIAL*

FOREST GREEN ROAD FIFIELD WINDSOR BERKS SL6

2NR

**A NEWLY CONSTRUCT INDUSTRIAL PREMISES WITH
YARD/PARKING**

Available on a new lease on terms to be agreed



DESCRIPTION

A newly constructed industrial unit located in a semi-rural location on the outskirts of Windsor. The premises have generous parking and circulation

FEATURES

- **Loading doors at each end**
- **Generous yard/parking**
- **9m to apex**
- **5.5m eaves height**
- **Vacant**

LOCATION

Located approx. 4.5 miles West of Windsor Town Centre

ACCOMMODATION: (all sizes are approx.)

32m x 23.6 m

Total 755.2 sq. m (8128.9 sq. ft)

EPC (asset ratings)

TBA

VAT

The rent is quoted exclusive of VAT (if/where applicable)

BUSINESS RATES

Currently out of the rating list 17 April 2019

RENT Available on a new lease on terms to be agreed at £75,000 pax

PLANNING

We understand that the planning is stated as 'storage for packing cases and their content with operation hours Monday-Friday 9 am to 5 pm

Tenants are recommended to make their own investigations via Windsor & Maidenhead council planning dept

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.
kevin.nee@focuscommercial.com

LIMITATIONS Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. We recommend that ingoing tenants investigate all planning matters and uses. We recommend the Tenants measure the premises.