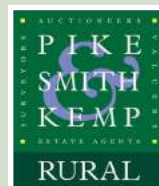


TO LET

LIGHT INDUSTRIAL WORKSHOP
AND ANCILLARY STORAGE BUILDINGS
WITH CAR PARK

AT
BUTCHERS LANE
WHITE WALTHAM
MAIDENHEAD
BERKSHIRE
SL6 3SD

£18,000 PER ANNUM





LIGHT INDUSTRIAL WORKSHOP AND ANCILLARY STORAGE BUILDINGS WITH CAR PARK

BUTCHERS LANE, WHITE WALTHAM, MAIDENHEAD, SL6 3SD

MAIDENHEAD - 4.5 MILES MARLOW - 7.5 MILES WINDSOR - 9 MILES READING - 11.6 MILES CENTRAL LONDON - 31.6 MILES
M4 JUNCTION 8/9 (4 MILES), M25 JUNCTION 15 (15 MILES) & M40 JUNCTION 4 (10.5 MILES)

THE PROPERTY CONSISTS OF :

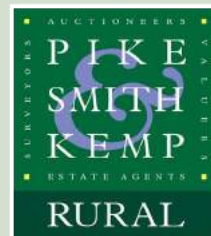
THE WORKSHOP AND OFFICE BUILDING EXTENDS TO APPROXIMATELY 1,220 SQ.FT WHEREBY 1,120 SQ.FT COMPRISES A LIGHT INDUSTRIAL OPEN PLAN WORKSHOP AREA, 100 SQ.FT OF OFFICE AS WELL AS SEPARATE KITCHEN AND W.C.

THE WORKSHOP AND STORAGE BUILDING EXTENDS TO APPROXIMATELY 1,060 SQ.FT AND IS DIVIDED INTO THREE INTERNAL ROOMS OF WHICH THE FIRST PART IS MADE UP OF 550 SQ.FT USED AS A WORKSHOP/ANCILLARY STORAGE, THE SECOND AND THIRD PARTS ARE BOTH ANCILLARY STORAGE AREAS TO THE WORKSHOP.

THE PREMISES BENEFITS FROM DIRECT DOUBLE GATED ACCESS INTO THE CONCRETE SURFACED CAR PARK AREA OFF BUTCHERS LANE.

DUE TO THE RECENT AMENDMENTS TO THE USE CLASS ORDER PERMITTED USES, NOW CLASS E, FOR THE BUILDINGS INCLUDE LLIGHT INDUSTRIAL, OFFICES, OFFICES FOR FINANCIAL AND PROFESSIONAL SERVICES, RESEARCH AND DEVELOPMENT OF PRODUCTS AND PROCESSES, CLINICS, HEALTH CENTRES, CRECHES, DAY NURSERIES, DAY CENTRES, GYMNASIUMS OR AREAS FOR INDOOR SPORT AND RECREATIONS.

THE LANDLORD MAY CONSIDER A SPECIALIST/VINTAGE CAR RESTORATION USE.



Pike Smith & Kemp Rural

Tel: 01628 777666



WORKSHOP AND OFFICE BUILDING

THE LIGHT INDUSTRIAL WORKSHOP EXTENDS TO APPROXIMATELY 1,120 SQ.FT AND COMPRISES A LIGHT INDUSTRIAL OPEN PLAN WORKSHOP AREA WHICH INCLUDES CONCRETE PAINTED FLOORING WITH HIGHLIFT JACK MOUNTS, FLUORESCENT STRIP LIGHTING, HIGH-LEVEL WINDOWS, BOARDED WALLS, WORKSHOP ELECTRIC PLUG SOCKETS, TELEPHONE LINE, ELECTRICALLY OPERATED ROLLER SHUTTER DOOR, ACTIVE SECURITY ALARM SYSTEM AND SENSORS.

THE OFFICE EXTENDS TO APPROXIMATELY 100 SQ.FT WHICH INCLUDES AN EXTERNAL PEDESTRIAN DOOR AND AN INTERNAL PEDESTRIAN DOOR AS WELL AS A SEPARATE KITCHEN AND W.C WITH A WASH HANDBASIN. THE OFFICE COMPRISES COUNTERTOP WITH ELECTRICITY POINTS FULL BOARDED, FLUORESCENT STRIP CEILING LIGHTS, HIGH-LEVEL DOUBLE GLAZED WINDOWS.

THE CONCRETE CAR PARK AREA GAINS ACCESS OFF BUTCHERS LANE AND IS BORDERED BY CONCRETE POST HARRIS FENCING.



WORKSHOP AND STORAGE BUILDING

THE STORAGE BUILDING EXTENDS TO APPROXIMATELY 1,060 SQ.FT AND IS DIVIDED INTO 3 INTERNAL ROOMS OF WHICH THE FIRST PART IS MADE UP OF 550 SQ.FT USED AS A WORKSHOP/ ANCILLARY STORAGE, THE SECOND AND THIRD PARTS ARE BOTH ANCILLARY STORAGE AREAS TO THE WORKSHOP.

THERE IS AN EXTERNAL ALLEYWAY EXTENDING TO APPROXIMATELY 250 SQ.FT WITH TWO PEDESTRIAN DOORS INTO THE INTERNAL STORES.

THE BUILDING IS OF A SUBSTANTIAL BRICK CONSTRUCTION WITH STEEL SECURITY DOORS WITH FLUORESCENT STRIP LIGHTS AND FINISHED FLOOR AND BENEFITS FROM A NEW MONO-PITCHED FELT ROOF.

THIS BUILDING IS ACCESSED VIA A CONCRETE PRIVATE WAY WHICH PROVIDES VEHICULAR ACCESS FROM THE MAIN CAR PARK.



LOCATION PLAN

The property is situated on the south western corner of White Waltham Airfield, north of the village of White Waltham in East Berkshire.

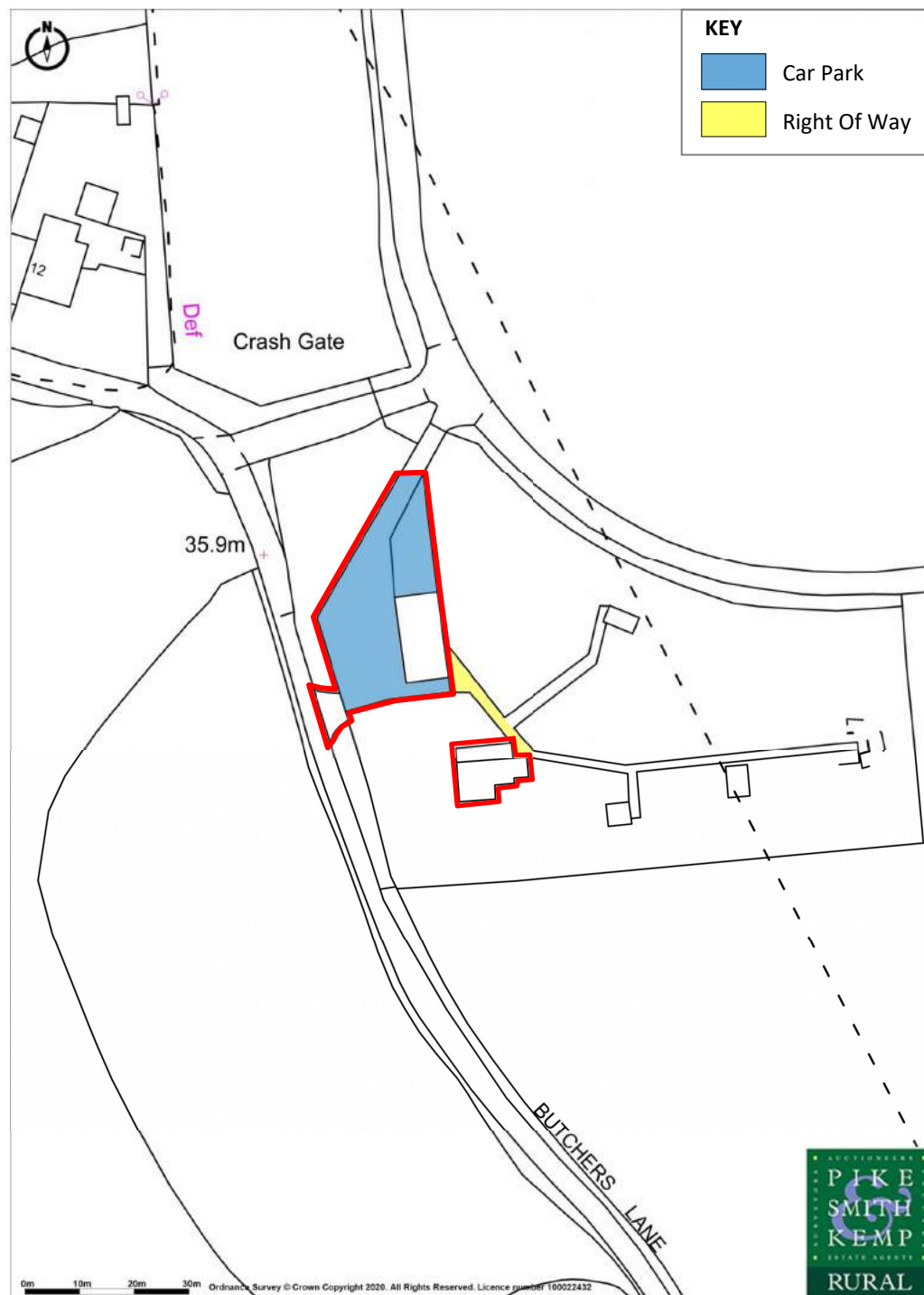
The property is approximately 4.5 miles south west of Maidenhead, 7.5 miles east of Marlow, 9 miles west of Windsor, 11.6 miles north east of Reading and 31.6 miles west of Central London.

Excellent access to the motorways, with the M4 Junction 8/9 being 4 miles to the north, M40 Junction 4 being 10.5 miles to the north and accessed via the nearby A404 dual carriageway and M3 Junction 3 being 12.4 miles to the south.

Maidenhead benefits from a mainline railway station providing fast trains to London Paddington and is due to benefit from Cross Rail.

London Heathrow is located 16 miles to the east and is easily accessible via the M4/M25.





COMMERCIAL RATES

The workshop and office building has a rateable value as at 2017 of £3,150.

Both buildings are eligible for small business rate relief with no rates payable as the property's rateable value is less than £15,000.

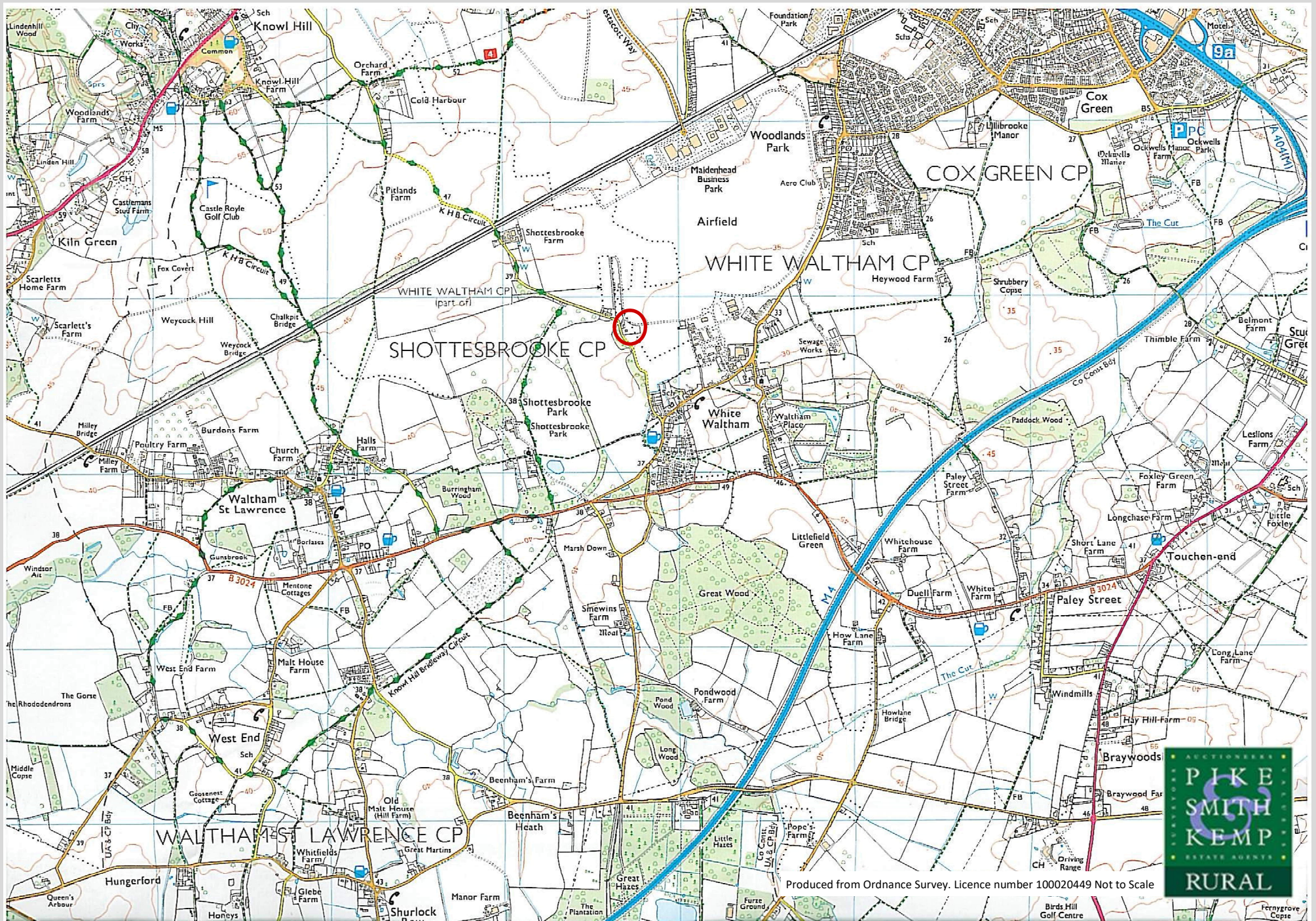
ACCESS

The property is accessed via a private double gated entrance off Butchers Lane.

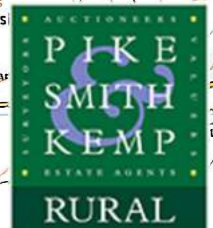
The workshop and storage building is accessed via a concrete private way shaded yellow on the plan, which provides vehicular access from the main car park.

SERVICES

It is understood that the property benefits from mains electricity, mains water and a telephone line.



Produced from Ordnance Survey. Licence number 100020449 Not to Scale



GENERAL REMARKS AND STIPULATIONS

ACCESS

The property can be accessed off the adopted highway of Butchers Lane.

SERVICES

We understand that the property benefits from mains electricity, mains water and telephone line.

LOCAL AUTHORITY

The Royal Borough of Windsor and Maidenhead, Town Hall St Ives Road Maidenhead SL6 1RF.

PLANNING AND DEVELOPMENT

The property is located in the administration area of The Royal Borough of Windsor and Maidenhead.

METHOD OF LETTING

The property is being offered for let as a whole only under a new business lease.

TENURE

The property is offered to let on a new lease for a proposed term of 3 years, terms to be discussed.

PLANS, AREAS AND SCHEDULES

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the land as scheduled. All quoted areas, measurements and distances are approximate.

BOUNDARIES

The landlord(s) and the letting agent will do their best to specify the ownership of the boundary hedges, fences and ditches but will not be bound to determine these.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property will be let subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed.

VALUE ADDED TAX

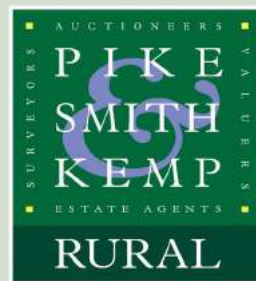
All guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or a part of it or any right attached to it becomes chargeable for the purposes of VAT such tax will be payable by the purchaser.

VIEWINGS

By prior appointment with Pike Smith & Kemp Rural.

CONTACT

Tom McArdle on 01628 777 666 or tom@pskrural.co.uk for further details.



IMPORTANT NOTICE

Pike Smith & Kemp Rural give notice that::

1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and

2:Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.