


Modern Unit
Christopher

Unit 3 Windsor Trade Centre, Dedworth Road, Windsor, SL4 4LE

A modern terrace of industrial retail warehouse units in a popular location, good on site parking, ready from February.

Available Size	2,928 sq ft / 272.02 sq m
Rent	£4,400 per month for guidance and subject to financial status
Service Charge	£1 per sq ft approx budget
Rates Payable	£4.60 per sq ft based on the April 2023 valuation
EPC Rating	C (55)

KEY POINTS

- Good on site parking
- Contemporary elevations
- 3 phase power
- Near Tesco, Aldi and Dedworth Road shops
- 4 parking spaces

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Location

Fairacres is a popular estate on the outskirts of Windsor, two miles west of the Town Centre on a prominent corner position at Dedworth Road / Tinkers Lane, close by to Tesco, Aldi, neighbourhood parades, newsagents, pharmacies, Costa Coffee and a large residential catchment.

The town benefits from excellent transport links due to close proximity to the M4 - the A308 and A355 connect Windsor to the M4 at Junction 6. The M3 is 11.3 miles to the south past Legoland. Both motorways connect the town to the M25 and the wider motorway network. Maidenhead is within easy distance as is Heathrow Airport.

Other occupiers in the Windsor Trade Centre terrace include a furniture retail warehouse, a gymnastics club and a logistics business.

Description

A modern terrace of industrial warehouse units with good on site parking, loading bays, ancillary offices, 3 phase power and clear portal span roofs. Good road frontage in an attractive part of the town, with convenient road access.

Unit 3's external finish is modern profile clad providing a contemporary modern look. The unit has an electrically operated up and over loading door and good outside parking.

Accommodation

The unit provides the following approximate area for guidance purposes :

Floor/Unit	Size	Availability
Ground	2,928 sq ft	Available

Terms

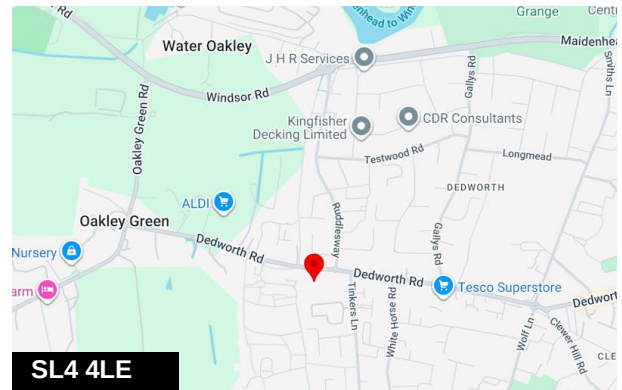
Available on a new lease at a quoting rent of £52,800 p.a.x. subject to contract lease length and financial status.

Viewings

For appointments to view and further information or to discuss please call 01753 839390 or info@chthomas.com

Video

- Windsor Trade Centre - <https://youtu.be/H5Ha6FiVvqA>



Viewing & Further Information

Christopher Thomas

01753 839390 | 07770 768342

ct@chthomas.com

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