

# RARELY AVAILABLE INDUSTRIAL PREMISES - TO LET



**Located on well-established trading estate**

**Unit Ca,  
Marshgate Trading Estate,  
Hitcham Road, Taplow,  
SL6 0ND**



**Location:**

B1/ B8 industrial premises located on a busy industrial estate. Marshgate Trading Estate benefits from excellent communications with easy access to the M4 and M25 Motorways and immediately adjoining Taplow Station. Slough and Maidenhead are with 10 mins driving time. Heathrow airport is also close by.

**Description:**

Open plan unit with mezzanine storage, office, kitchenette, and WC facilities. The property benefits from private parking/yard area located opposite the unit.

Ground Floor	2,052 sq ft
First Floor Mezzanine	300 sq ft

**Total** **2,352 sq ft**

**Lease**

New lease to be agreed.

**Rent**

£30,000 pax + VAT.

**EPC:**

D 76

**Rates:**

The Valuation Office Agency website shows a rateable value of £12,750. Interest parties are advised to seek independent advice on the rates payable.

**Legal costs:**

Each party to bear their own professional costs.

**Viewing:**

For further information or an appointment to view, please contact Connor Harrington on: 01494 689 604 [ch@jaggardmacland.co.uk](mailto:ch@jaggardmacland.co.uk) or contact Bill Harrington on 01494 689 602 or email [bh@jaggardmacland.co.uk](mailto:bh@jaggardmacland.co.uk)

(Subject to Contract) May 22

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