

Units with Secure Yard



**Christopher
Thomas**

Unit E1-E2, Fairacres Industrial Estate, Windsor, SL4 4LE

Two gated warehouses / warehouse showroom and yard with parking on the popular Fairacres Estate.

Available Size	3,569 to 7,143 sq ft / 331.57 to 663.61 sq m
Rent	£16.75 per sq ft subject to contract and lease length
Service Charge	£0.40 per sq ft
Rates Payable	£4.50 per sq ft Interested parties must make their own enquiries to RBWM
EPC Rating	D (85)

KEY POINTS

- A popular well known Windsor estate
- Two units forming the majority of a gated development
- Rare opportunity for an enclosed yard
- Near to the new Aldi and close to the Tesco superstore

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Description

Two mid and end of terrace semi-detached warehouses, all ground floor level, enclosed yard, a welcoming front entrance and loading bays with roller shutters. Height to eaves is approx 3.7 metres, the warehouse has convection heating and double glazed windows with roller shutters. The external yard has palisade fencing to the perimeter and a gated entrance. The previous occupier was predominantly using unit E1 as a showroom and point of sales and unit E2 for servicing and workshop use.

Location

The Fairacres Estate is located in Dedworth, a primarily residential conurbation of Windsor, two miles west of the Town Centre. The property is visible from Dedworth Road, close to Tesco, various neighbourhood parades and the new Aldi development.

The town benefits from excellent transport links. Both the A308 and A355 connect Windsor to the M4, which is less than 3.5 miles to the north at Junction 6. The M3 is 11 miles to the south and both motorways connect the town to the M25 and the wider motorway network. Maidenhead and Ascot are within easy distance as is Heathrow Airport.

Accommodation

The accommodation comprises the following approximate areas, with the units available separately or together :

Name	sq ft	sq m	Availability
Ground - Unit E1	3,569	331.57	Available
Ground - Unit E2	3,574	332.04	Available
Total	7,143	663.61	

Viewings

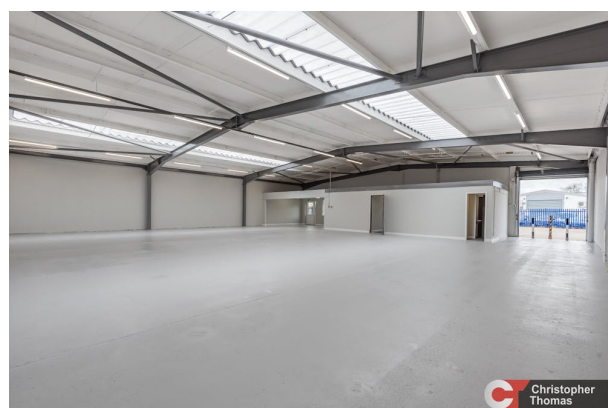
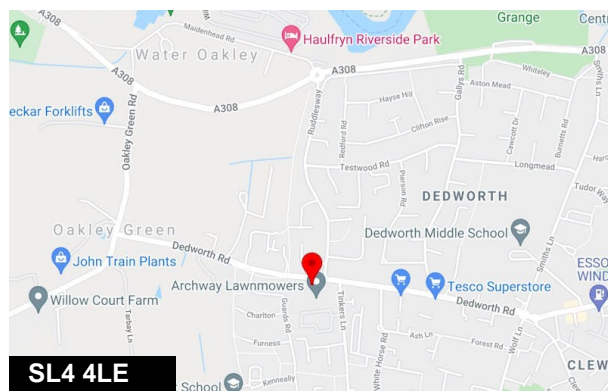
For further information and appointments to view please contact the sole letting agent Christopher Thomas on 01753 839390 or email ct@chthomas.com

Terms

New leases at a guide rent of £16.75 per sq.ft subject to contract and status.

Video

- Video - <https://youtu.be/II3vw4mo7UO>



Viewing & Further Information

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