

# Drift Road MAIDENHEAD

Berkshire, SL6 3ST

Industrial / Mixed  
Use Investment  
Opportunity

Offers in excess of  
£2,750,000



# Executive Summary



## PROPERTY TYPE

Commercial Investment



## ESTIMATED RENTAL VALUE:

£280,000 per annum



## SIZE

1.3 acres



## COMMERCIAL / RESIDENTIAL

Both



## CLOSEST TRAIN STATION

Maidenhead



Drift Road  
**MAIDENHEAD**



## About Drift Road, Maidenhead

Whozoo are delighted to offer an opportunity to purchase a multi-let industrial estate on a large plot measuring circa 1.3 acres.

The site is arranged with a mix of 18 single-storey, industrial & office units and open storage which includes shipping containers and associated parking on a tarmac-laid surface. Total GIA of the Industrial Units measures approximately 10,700 sqft. There are two static caravans on the site that are also held on ASTs.

The site benefits from three-phase electricity, Gigaclear fibre connectivity, water & septic tank, CCTV and electric gates.





# Drift Road MAIDENHEAD

## Location

The site is located 5 miles West of Maidenhead Town Centre in the Royal Borough of Windsor and Maidenhead approximately 30 miles west of Central London and 13 miles east of Reading.

New Farm Buildings are conveniently located less than 5 miles from junction 8/9 of the M4 providing access to the M4, A308(M) and access to the M40 via A404(M). Further motorway access is located 8 miles from the site at J10 for the M4 and A329 (M) providing easy access to the Heathrow Airport, London and South West. Junction 3 of the M3 is a short drive via A322 via Bracknell.

Maidenhead Rail Station provides national and regional rail services including regular direct links to London Paddington with a journey time of approximately 20 minutes. Frequent Elizabeth Line services also directly connect to London's West End, 45 minutes and the City, 52 minutes.

Heathrow Airport lies approximately 15 miles to the east of the site



**LOCAL AMENITY (CLOSEST)**  
Maidenhead Town Centre



**TRAIN STATION (CLOSEST)**  
Maidenhead Station





## Accommodation Schedule

UNIT NUMBER	SQ FT	RENT PER MONTH	RENT PER ANNUM	NOTES
Unit 1	1,050	£950	£11,400	
Unit 2	1,320	£2,000*	£24,000*	UNDER OFFER
Unit 3	800	£875	£10,500	
Unit 4a	200	£200*	£2,400*	UNDER OFFER
Unit 4b	155	350	£4,200	
Unit 5a	220	£400	£4,800	
Unit 5b	180	£100	£1,200*	UNDER OFFER
Unit 6	450	£600*	£7,200*	UNDER OFFER
Unit 7	875	£1,200*	£14,400*	UNDER OFFER
Unit 8	1,150	£1,300*	£15,600*	UNDER OFFER
Unit 9	396	£700	£8,400	
Unit 10	352	£800	£9,600	
Unit 11	456	£700	£8,400	
Unit 12	600	£700	£8,400	
Unit 13	160	£150	£1,800	
Unit 14	784	£950	£11,400	
Unit 15	1,344	£950	£11,400	
Unit 16	235	FOC / site office	£0	
Lorry parking		£730	£8,760	
Plot 1	160	£500	£6,000	
<b>Storage</b>			-	
Containers invoiced	25 x £180	£4,500	£54,000	
Container cash	20 x £100	£2,000	£24,000	
Caravan 1		£500	£6,000	
Caravan 2		£400	£4,800	
<b>TOTAL</b>		<b>£21,555</b>	<b>£258,660</b>	





Drift Road  
**MAIDENHEAD**



- Caravans
- Containers
- Buildings

# Further Information:

## PLANNING:

Alternative uses may be considered, subject to obtaining the necessary consents. Any prospective purchaser should make their own enquiries of the local planning authority.

## PROPOSAL:

Offers in Excess of £2,750,000

## TENANCIES:

Tenancy schedule to be provided separately.  
Further images to be shared separately.

## VAT:

The site is not elected for VAT

## VIEWINGS:

Available strictly by appointment only



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