

# PREMIUM STORAGE YARD

VICUS WAY, MAIDENHEAD, SL6 1AL

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# FOR LEASE

**£130,000 per annum**

A long-established 0.40-acre concrete surfaced recycling yard located close to Maidenhead town centre. Complete with 400 sqft office space, WCs and a fully operational sorting line. Offering both gated access and power supply, this site is ready to operate 365/24/7. Services include electricity, mains water, internet and telephone.



\*Current recycling permit  
25,000 Tonnage.

# OUTGOINGS

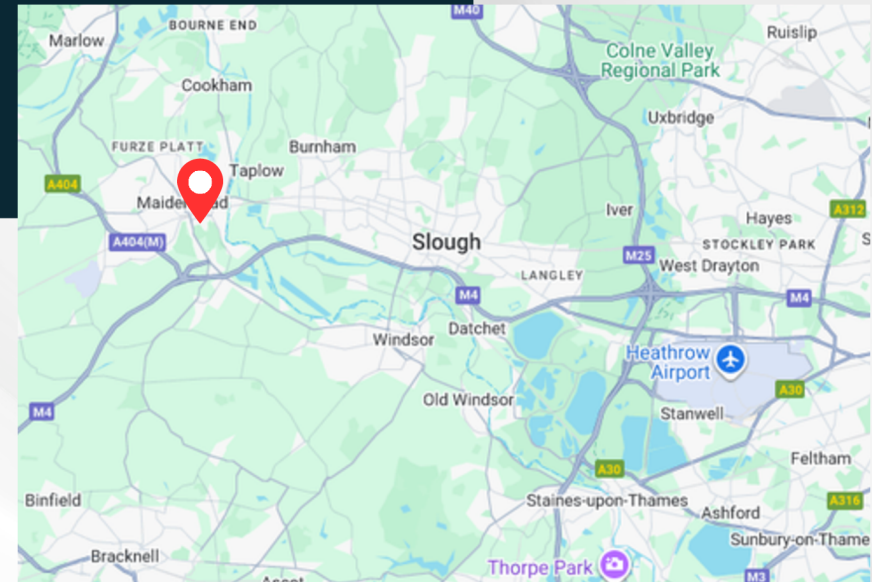
£130,000 per annum.

Rateable value for the current year is £18,500.

Interested parties should make their own enquires with Windsor & Maidenhead Borough Council with regards to the amount payable.

# LOCATION

Maidenhead Station	-	1 mile
M4	-	2.2 miles
A4	-	1 mile
Town Centre	-	0.8 miles



## DIMENSIONS

**Total area: 0.40 acres (17,424 sqft)**

Office area: 400 sqft

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.