

CGI Image

TO LET INDUSTRIAL UNIT WITH YARD

UNIT 2.1, PIONEER WORKS

MARSH LANE, TAPLOW, MAIDENHEAD, SL6 0DF

1,406 - 3,171 sq ft (130.62 - 294.60 sq m)



KEY INFORMATION

Description:	Sq Ft	Sq M
Unit	1,406	130.62
Yard	1,765	163.97
Total	3,171	294.60

Rent: £24,000 +VAT per annum

Rateable Value: To be reassessed once the site has been split

Lease: Available on a new lease direct from the landlord on terms to be agreed

Legal Fees: Each party to bear their own costs

EPC: Upon enquiry

DESCRIPTION

Unit 2.1 Pioneer Works will be available from Autumn 2026. The unit benefits from three phase power, great eaves height, and two roller shutters to be installed, along with a secure yard. Suitable for storage and distribution and some light industrial uses.

SPECIFICATION



Eaves height
4m min. 5.6m max.



Secure yard



3 phase power
supply



Electric loading doors

SITE PLAN







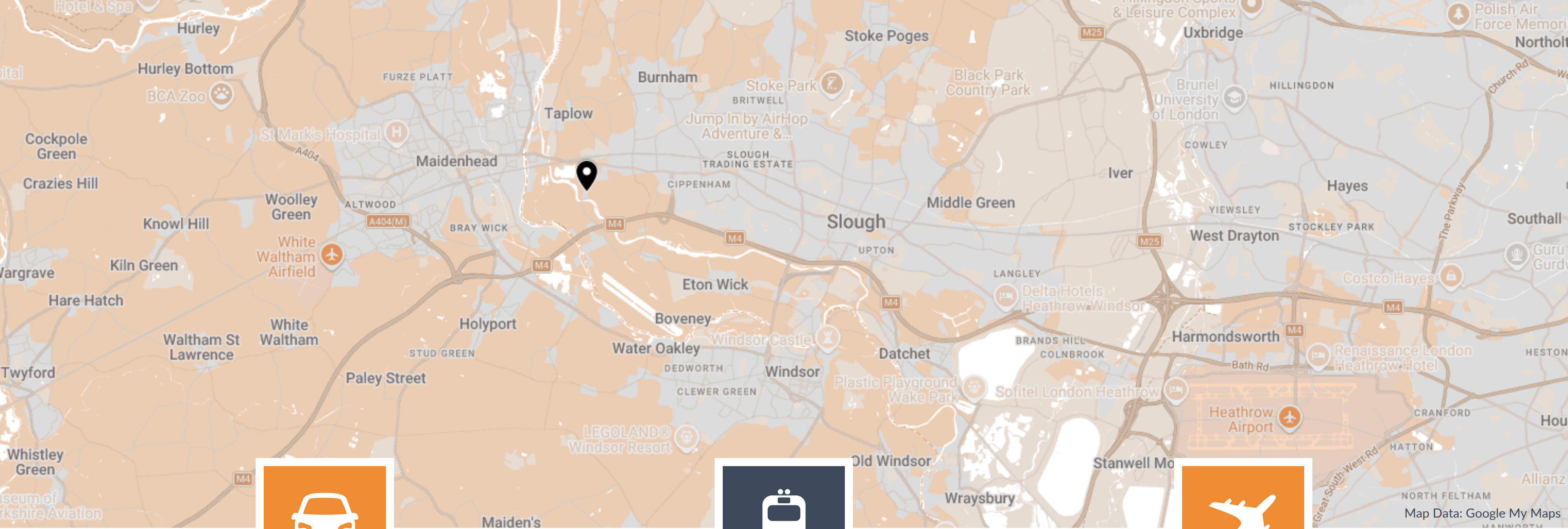
Map Data: Google My Maps

LOCATION

Pioneer Works is located in Taplow, just on the edge of Maidenhead. This Unit offers great access to Junction 7 of the M4 and a short drive to Taplow and Maidenhead Rail Stations.

Also benefiting from easy access to Jubilee River being adjacent to Pioneer Works for cycling and walks. The Bishop Centre and Sainsburys are also a short drive away.

- 1 Sytner BMW
- 2 Millar & Carter
- 3 Engage Watersports
- 4 Bishop Shopping Centre: Tesco Superstore, Nike Factory Store, Nando's, McDonalds, TK Maxx, Homesense, Mountain Warehouse
- 5 Starbucks



CAR

2 MILES TO J7 OF M4

Easy access to the motorway network.



TRAIN

0.6 MILES TO TAPLOW STATION

For Elizabeth line and National Rail services.



AIRPORT

12 MILES TO HEATHROW AIRPORT

Worldwide connections within easy reach.

GET IN TOUCH

For further information or to arrange an inspection please contact our agent.



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June 2026

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