



INDUSTRIAL PREMISES

TO LET



Key Benefits

- To be refurbished
- 6m to under side of eaves
- Two full height loading doors
- 32 Car parking spaces and 4 lorry spaces

INDUSTRIAL / WAREHOUSE UNIT TO LET

ALBION CLOSE, SLOUGH, BERKSHIRE, SL2 5DT

22,654 sq ft (2,104.6 sq m) GIA

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ALBION CLOSE, SLOUGH, BERKSHIRE, SL2 5DT



RENT

On application

RATES

Interested parties should make their own enquiries with the Local Authority.

LOCATION

Albion Close is an established Industrial location close to Slough British Rail Station. It is conveniently located midway along Petersfield Avenue with Stoke Road to the West and Wexham Road to the East.

M4 Junction 6 – 2.5 miles west via A4/A335

M4 Junction 5 – 2.5 miles to the east via A4

M25 Junction 16 – 6.5 miles to the north via A412

DESCRIPTION

A detached industrial/warehouse unit of steel portal frame construction. The building has the benefit of two level access loading doors. There is fully fitted office accommodation at ground and first floor to the front of the building. The warehouse has an eaves height of 6m and car parking for 32 cars and 4 lorries. The unit is to undergo refurbishment.

EPC

Rating – E (112)

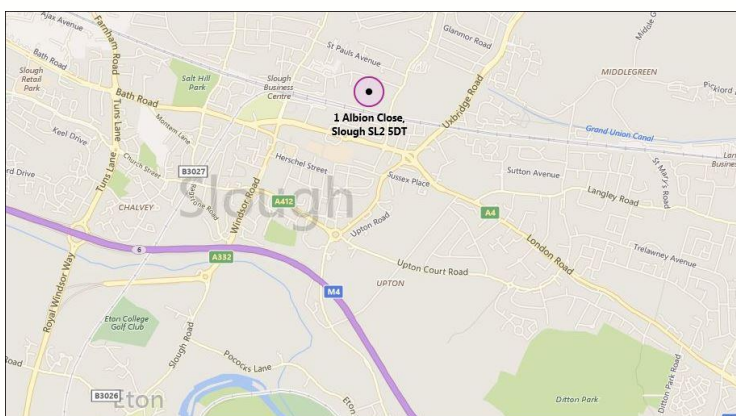
LEGAL COSTS

Each party to bear their own legal costs.

ACCOMMODATION

(Gross Internal Area):-

Unit 4	FT	M ²
Warehouse	17,501	1,625.90
Ground floor offices	2,601	241.60
First floor offices	2,552	237.10
TOTAL	22,654	2,104.60



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Chartered Surveyors