

TO LET

905 Sq.Ft. (84.07 Sq.M.)



Unit 857 Plymouth Road Industrial Estate, Slough, SL1 4LP

SMALL BUSINESS INDUSTRIAL UNIT

- Roller-Shutter Door
- Three-Phase Power Supply
- Enclosed Mezzanine Office Space
- WC & Kitchenette
- 2 Allocated Parking Spaces



Maidenhead
01628 771221

UNIT 857 PLYMOUTH ROAD INDUSTRIAL ESTATE,
SLOUGH, SL1 4LP

Location

Plymouth Road is located within the well-established Slough Trading Estate, home to a wide range of local and international occupiers. The estate offers a variety of on-site amenities including food and beverage outlets, childcare, healthcare and hotel facilities.

The property benefits from excellent connectivity, with Junction 6 of the M4 approximately 5 minutes away and the M25 within 7 miles. Heathrow Airport is less than 9 miles distant, while London's West End lies approximately 23 miles to the east. Regular bus services operate directly from the estate to Slough town centre.

Description

Unit 857 Plymouth Road Industrial Estate presents a rare opportunity to occupy a well-specified small industrial unit, suitable for storage, distribution, or light industrial use.

The unit benefits from a full-height roller shutter door, three phase power, kitchenette and WC facilities within the unit, and additional office / storage space provided by the mezzanine floor. This can be retained or removed to suit the incoming tenant's requirements.

Please note, the unit is not suitable for motor trade use. The property benefits from two allocated car parking spaces, in addition to loading space in front of the roller shutter door.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Storage / Workshop	641	59.55
Mez Floor	264	24.53
TOTAL (GIA)	905	84.07

Rent

£18,500 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Terms

A new Full Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed by negotiation.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

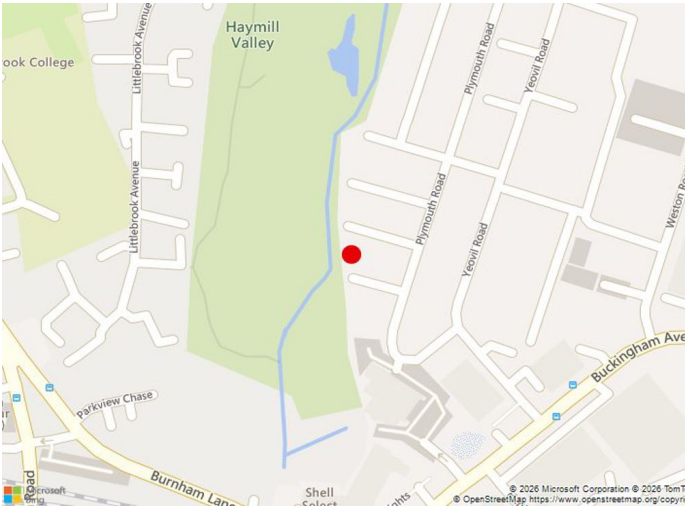
It is understood that the property is elected to pay VAT.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact sole agent, Kempton Carr Croft, for further information / viewing arrangements.



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