



**FULLY
REFURBISHED**

WAREHOUSE / INDUSTRIAL UNIT
TO LET
22,654 sq ft

1 ALBION CLOSE SLOUGH SL2 5DT

TO LET/MAY SELL - DETACHED WAREHOUSE/INDUSTRIAL UNIT
22,654 SQ FT (2,104.6 SQ M)



EASY ACCESS
TO M4



FLOOR
LOADING



TWO
LOADING BAYS



UP TO 240 KVA
AVAILABLE



6 METRE CLEAR
INTERNAL HEIGHT



OPEN PLAN
OFFICES



UNRESTRICTED
HOURS OF USE



32 CAR PARKING
SPACES

LOCATION

Albion Close is an established industrial location accessed off Petersfield Avenue. The amenities of Central Slough are in walking distance, as is Slough Rail Station which provides fast services into Central London and Reading (including future Crossrail). The property benefits from quick easy access to J5 & J6 M4 and onwards to the M25 and Heathrow. Occupiers in the immediate vicinity include Howdens, Magnet, Euro Car Parts, Kia and Dulux.

DESCRIPTION

The property is a detached warehouse of steel portal frame construction, with floor loading capacity of 35kn/m², two full height electric roller shutter doors, warehouse heating, minimum eaves height of 6 metres and translucent roof lights. There are two storey, largely open plan offices to the front elevation. Externally there is a canopied loading yard and parking for up to 32 cars. All mains services are provided, with up to 240kVA available.

The property has been comprehensively refurbished.

EPC

E62. A copy is available on request.



ACCOMMODATION

	Sq ft (GIA)	Sq m (GIA)
Ground floor		
Warehouse	17,501	1,625.9
Reception/Office	1,918	178.18
Ancillary	683	63.46
First floor		
Office	2,552	237.1
Total	22,654	2,104.6
Canopy	946	87.9

PLANNING

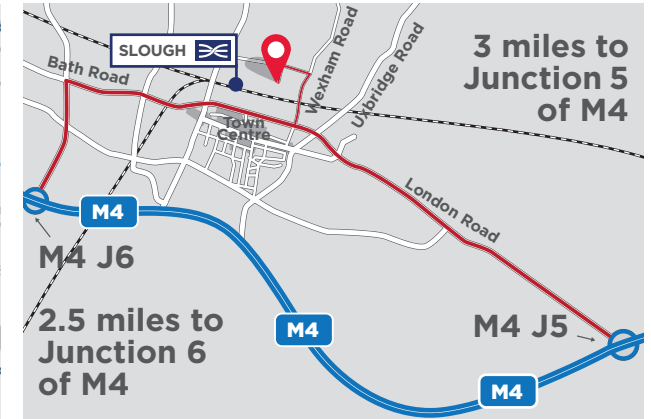
B1 (c), B2, B8 with unrestricted hours of use.

BUSINESS RATES

Interested parties should confirm the Rates Payable direct with Slough Borough Council.

TERMS

The building is available on a new FRI Lease. A freehold sale may be considered. Rent/Terms on application.



FURTHER INFORMATION

To arrange a viewing or for further information please contact retained agents:



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