

KEMPTON

CARR

CROFT

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WAREHOUSE/LIGHT INDUSTRIAL UNIT

TO LET

2,202 sq ft (204.6 sq m)



Unit 87B

Whitby Road

Slough | SL1 3DR

Popular Industrial Estate

4 parking spaces

EPC Rating: D 100

Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

Location

Whitby Road is conveniently located alongside the A355 Farnham Road, providing direct access to the national motorway system via the M4 to the south and M40 to the north. Junction 6 of the M4 is approximately 1/2 mile south and Junction 2 of the M40 is approximately 5 miles north of Whitby Road.

Description

The unit forms one of several refurbished business units offering good clear warehouse/industrial space plus open plan office accommodation.

The unit benefits from allocated parking, high eaves height and good access to local amenities.

The unit is owned/managed by a flexible private landlord.

Amenities

- Fully fitted office accommodation
- 3 phase power and water connection
- 4 allocated parking spaces
- Eaves height of 12'7" (3.9m)
- Good range of amenities within local vicinity
- 24/7 CCTV linked into a managed security system
- Toilet accommodation
- Roller-shutter doors

Terms

The unit is offered To Let on a new full repairing and insuring lease for terms to be agreed, at an initial annual rent of £27,950 per annum exclusive.

A service charge of approximately £0.60 per square foot is applicable.

The rent and service charge are subject to VAT.

Accommodation

Approximate floor areas (NIA):

Offices	227 sq ft (25.7 sq m)
Warehouse	1,925 sq ft (178.8 sq m)
Total	2,202 sq ft (204.6 sq m)

Business rates

We are informed by the Slough Borough Council that the premises have a rateable value of £25,750.

The rates payable: tbc

Viewing

For viewing and further information please contact:

Kempton Carr Croft

David Pearce – david.pearce@kemptoncarr.co.uk

Mitchell Brooks – mitchell.brooks@kemptoncarr.co.uk

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