



Unit 1, Galleymead Road

Slough, SL3 0EN

**Refurbished detached
warehouse with a secure
yard**

8,496 sq ft
(789.30 sq m)

- Two loading doors
- Large secure yard
- Detached warehouse
- Ground floor office
- Refurbished
- Ample parking

Unit 1, Galleymead Road, Slough, SL3 0EN

Summary

Available Size	8,496 sq ft
Rent	Rent on application
Rates Payable	£44,772 per annum
Rateable Value	£82,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	6,802	631.93
1st - Mezzanine	753	69.96
Ground - Offices	941	87.42
Total	8,496	789.31

Description

The premises which has undergone a refurbishment comprises a detached warehouse building which benefits from 2 loading doors and a separate single storey detached office building fronting Galleymead Road. The office block is situated next to the warehouse and benefits from a kitchen, air conditioning, natural light and separate male & female toilets. There is ample parking to the front and rear of the property.

There is a large secure yard of approximately 5,300 sq ft to the side of the warehouse, with additional secure parking and loading at the front of the site. There are currently 2 x 40ft containers sitting in the yard that can be left in situ for additional storage or removed depending on the client's preference.

Location

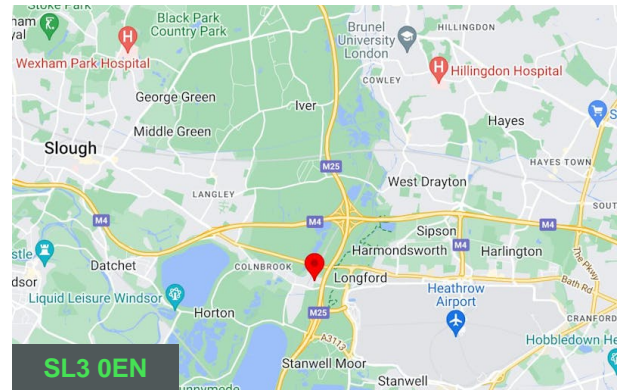
The available unit is located on Galleymead Road, accessed via Old Bath Road, in one of the main Heathrow Airport industrial locations. Heathrow Airport is approximately 1 mile to the East, whilst junction 14 of the M25 motorway is 1.5 miles. The M4 motorway can be accessed via junction 4 (3 miles) or via the M25 junction 4B.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request

Viewings

Strictly by appointment via the sole agents.



Viewing & Further Information



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