

Trade Counter / Warehouse / Industrial Unit

Colliers

01895 813344
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TO LET

**2,323 SQ FT
(215.8 SQ M)**

**455 Yarmouth Road, Slough Trading Estate
Slough, SL1 4HB**

Key points:

- Strategic location on the Slough Trading Estate
- Modern trade counter unit in prominent trading location
- Available by way of assignment or sublease until December 2030
- 6m clear internal height
- 1 level access loading door
- 6 car parking spaces
- 3 phase power
- Kitchenette and WC
- Nearby occupiers include Topps Tiles, Rexel, Al Murad, Screwfix and CTD Tiles.
- **Low passing rent at £41,233.25 per annum**



Contact Us:

Isa Naeem

Associate Director | Industrial & Logistics
Mobile: 07889 432 972
Phone: 01895 457 726
Email: Isa.Naeem@colliers.com

Stanley Gibson

Graduate Surveyor | Industrial & Logistics
Mobile: 07776 605 378
Phone: 01895 457 726
Email: Stanley.Gibson@colliers.com

455 Yarmouth Road, Slough Trading Estate

Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction with 1 full height electrically operated loading door, 6 allocated parking spaces, a kitchenette and WC facilities.

Immediate occupiers include other trade operators such as Topps Tiles, Rexel, Al Murad, Screwfix and CTD Tiles.

Rent

Rent on Application

VAT

All prices and other costs quoted exclusive of VAT.

Business Rates

Interested parties are advised to make their own enquiries with the local council.

Energy Performance Rating

C - 57

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Terms

The unit will be available to occupy by way of an assignment or sublease until December 2030 (with a tenant break in December 2025). The current passing rent is £41,233.25 per annum.

Location

The unit is located on Yarmouth Road in the heart of Slough Trading Estate with excellent motorway links into Central London and Heathrow.

Slough is served by Junction 6 and 7 of the M4 and the M25 is located less than 7 miles away with Heathrow less than 9 miles away by car. Slough Railway Station offers a fast service into Paddington Station in under 20 minutes.



Floor Areas

The Property has the following approximate Gross External Floor Areas:

ACCOMMODATION (GEA)		
	SQ FT	SQ M
Ground Floor Warehouse	2,323	215.8
TOTAL	2,323	215.8

Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore St, London W1U 1FF, October 2023.

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.