



Self contained well presented first floor office suite with parking

## First Floor

10 Chancerygate Business Centre, Slough,  
SL3 7FL

Office

# TO LET

**750 sq ft**

(69.68 sq m)

- Comfort cooling
- Suspended ceiling with LED lighting
- Kitchenette
- 3 parking spaces
- Night security & roller shutter to front door

# First Floor, 10 Chancerygate Business Centre, Slough, SL3 7FL

## Summary

<b>Available Size</b>	750 sq ft
<b>Rent</b>	£18,000.00 per annum inclusive of Business Rates, Service Charge (excluding utilities)
<b>Business Rates</b>	Inclusive
<b>Service Charge</b>	Inclusive
<b>EPC Rating</b>	C (75)

## Description

This well presented self contained office suite benefits from a main open plan area, a store room and additional separate meeting room. There is also a kitchen and WC. Amenities include comfort cooling, LED lighting, 3 parking spaces, 12 hour night security and a roller shutter to the front door.

## Location

Chancery Gate Business Centre is located a short drive to Langley town centre & rail station and junction 5 of the M4 and the national motorway network & Heathrow airport. Slough town centre is also approximately 10 minutes drive.

## Accommodation

Name	sq ft	sq m
1st	750	69.68

## Viewings

By arrangement with the agent.

## Terms

Available with immediate occupation on a new flexible Internal Repairing lease, for a term to be agreed.

## Legal Fees

Each party will be responsible for paying their own legal fees.

## VAT

All figures quoted are exclusive of VAT which may be chargeable.



## Viewing & Further Information



### Sophie Holmes

01628439006 | 07763 565056

sophie@pagehardyharris.co.uk



### Lucy Kirkup

01344 312722 | 07833 509532

lucy@pagehardyharris.co.uk



### James Emes

01628439006 | 07806487124

j.emes@pagehardyharris.co.uk

More properties @ [pagehardyharris.co.uk](https://www.pagehardyharris.co.uk)