



Unit 9, Slough Business Centre

Bristol Way, Slough, SL1 3TD

Modern Industrial / Warehouse Unit

4,326 sq ft

(401.90 sq m)

- 5min walk to Slough train station & town centre
- In the heart of Slough regeneration area
- Ancillary office accommodation
- Max eaves height 7.9m
- Electric up & over loading door
- Dedicated loading bay
- 4x Allocated parking spaces
- 3 Phase power
- WC's & Kitchenette

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Summary

Available Size	4,326 sq ft
Rent	£72,500 per annum
Price	£1,150,000
Business Rates	Interested parties are advised to contact Slough Borough Council to obtain this figure
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Location

Slough Business Centre is located on Bristol Way, just off Stoke Road in the heart of the Slough regeneration area. The premises is within walking distance from the town's High Street amenities and Slough Railway Station (Elizabeth Line) providing swift access into London. To the south within close proximity lies the M4 which provides access to Heathrow and the wider motorway network.

Description

Unit 9 Slough Business Centre is located within a secure estate and comprises a modern warehouse/storage unit of steel portal frame construction with profile sheet metal clad elevations to a mono pitched roof. Clear open plan warehousing is arranged over the ground floor and ancillary office accommodation is available to the first floor level. Access is available via a full height loading door serviced by a dedicated loading bay. Allocated parking is available to the front of the unit.

Tenure

Freehold or Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

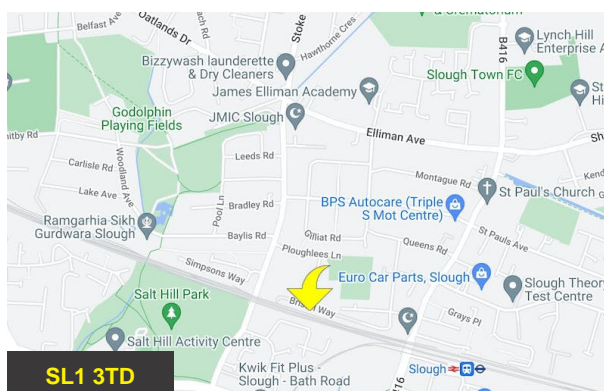
Accommodation

All measurements are approximate and measured on a gross external area basis.

Description	sq ft	sq m
Ground Floor Warehouse	3,087	286.79
First Floor Office	1,239	115.11
Total	4,326	401.90

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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