



## Office Suite

1 Lidstone Court, Georges Green, Slough, SL3 6AG

### **COURTYARD OFFICE SUITE**

**509 sq ft**  
(47.29 sq m)

- Attractive courtyard setting
- Self-contained suite with own front door
- WC and Kitchen area
- 24/7 Security system
- 2 Parking spaces
- Easily accessible to Pinewood Studios, the M4, M40 & M25
- Available on a 3 year term

# Office Suite, 1 Lidstone Court, Georges Green, Slough, SL3 6AG

## Summary

<b>Available Size</b>	509 sq ft
<b>Rent</b>	£11,000 per annum plus VAT
<b>Rates Payable</b>	£3,243.50 per annum Based on the 2023 valuation
<b>Rateable Value</b>	£6,500
<b>Service Charge</b>	£2,952.40 per annum Payable Quarterly
<b>VAT</b>	Applicable. VAT is payable on the rent and service charge
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (90)

## Description

The Lidstone Court development comprises 7 office units arranged inside a courtyard setting with views to the surrounding open countryside.

An attractive brick built building, the office is a self-contained suite with its own front door, WC and kitchen area. The office is carpeted throughout with perimeter trunking and central heating and a 24/7 security system. There are 2 parking spaces allocated with the office along with additional communal spaces.

The development has direct access onto the A412 at Georges Green with links to the M4 and M25.

## Location

The offices are located 1.9 miles from Slough main line train station with a fast service to London Paddington taking just 19 minutes. The M40 at junction 6 is approximately 4 miles distant giving access to London Heathrow which is some 9.5 miles away and the West.

## Terms

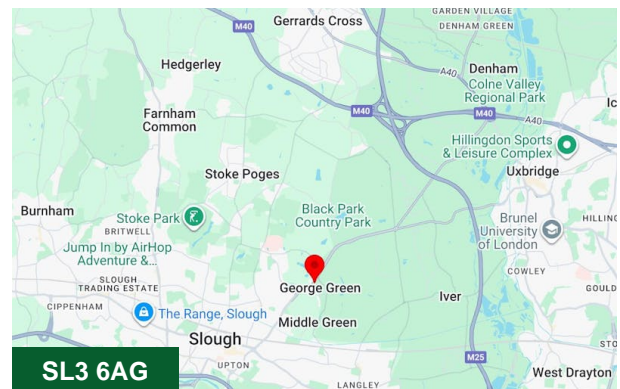
A new 3-year term is available direct from the landlord.

## EPC

D (90)

## Money Laundering & Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



## Viewing & Further Information



**Zac Murdoch**

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