

**TO LET**

889 Sq.Ft. (82.59 Sq.M.)



Unit 865 Plymouth Road Industrial Estate, Slough, SL1 4LP

## SMALL BUSINESS INDUSTRIAL UNIT

- Roller-Shutter Door
- Modern LED Lighting
- Air Conditioned
- Enclosed Mezzanine Office Space
- WC & Kitchenette
- 2 Allocated Parking Spaces



Windsor  
01753 851251

# UNIT 865 PLYMOUTH ROAD INDUSTRIAL ESTATE, SLOUGH, SL1 4LP

## Location

Unit 865 Plymouth Road is located within the well-established Slough Trading Estate, home to a wide range of local and international occupiers. The estate offers a variety of on-site amenities including food and beverage outlets, childcare, healthcare and hotel facilities.

The property benefits from excellent connectivity, with Junction 6 of the M4 approximately 5 minutes away and the M25 within 7 miles. Heathrow Airport is less than 9 miles distant, while London's West End lies approximately 23 miles to the east. Regular bus services operate directly from the estate to Slough town centre.

## Description

Unit 865 Plymouth Road Industrial Estate presents a rare opportunity to occupy a well-specified small industrial unit, suitable for storage, distribution, or light industrial use.

The unit benefits from a full-height roller shutter door, modern LED lighting, and air conditioning/heating throughout. There is a contemporary kitchenette and WC facilities within the unit.

A timber-framed mezzanine floor provides fully enclosed, air-conditioned office or additional storage space. This can be retained or removed to suit the incoming tenant's requirements.

Please note, the unit is not suitable for motor trade use. The property benefits from two allocated car parking spaces, in addition to loading space in front of the roller shutter door.

## Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Storage / Workshop	656	60.94
Mez Floor	234	21.74
<b>TOTAL (GIA)</b>	<b>889</b>	<b>82.59</b>

## Rent

£15,750 Per Annum Exclusive

The above rent is exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

## Terms

A new Full Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed by negotiation.

## Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

## VAT

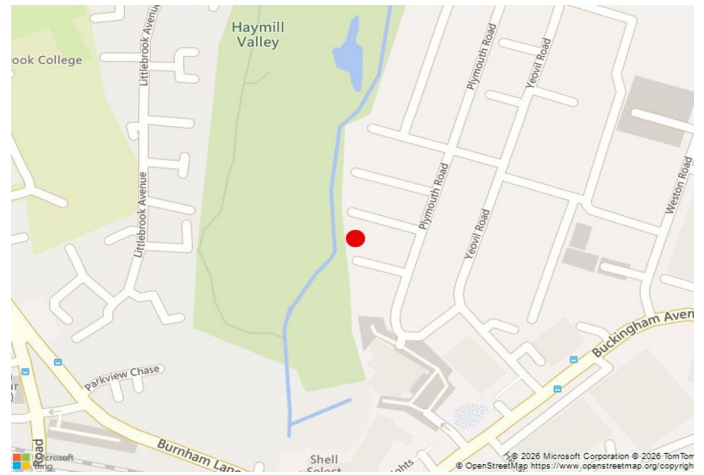
The Property is elected to pay VAT

## Energy Performance Rating

B-50

## Viewing Arrangements:

Please contact sole agent, Kempton Carr Croft, for further information / viewing arrangements.



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