

TO LET

934 Sq.Ft. (86.77 Sq.M.)



Unit 861 Plymouth Road Industrial Estate, Slough, SL1 4LP

INDUSTRIAL UNIT

- Small Business / Industrial Unit
- Roller-Shutter Door
- LED Lighting
- WC & Coffee Station



Windsor
01753 851251

UNIT 861 PLYMOUTH ROAD INDUSTRIAL ESTATE, SLOUGH, SL1 4LP

Location

The estate can be found located within the Slough Trading Estate. The trading estate is a well established location for many small and global businesses. The estate benefits from circa 11 food and beverage options, Nursery, Healthcare and Hotel facilities.

Description

The unit benefits from roller-shutter door access, personnel door and WC. There is a mezzanine floor, which can remain or be removed by the prospective tenant as needed.

The unit is NOT suitable for motor-trade related use and has 2 allocated car parking spaces.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Storage / Workshop	675	62.71
Mez Floor	259	24.06
TOTAL (GIA)	934	86.77

Rent

£17,500 Per Annum Exclusive

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

The estate charge is approximately £1 psf.

Terms

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

Business Rates

The billing authority is Slough.

Rateable Value: £12,500

We suggest the amount, and actual rates payable, is verified by contacting the ratings officer at the billing authority.

Legal Costs

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

VAT

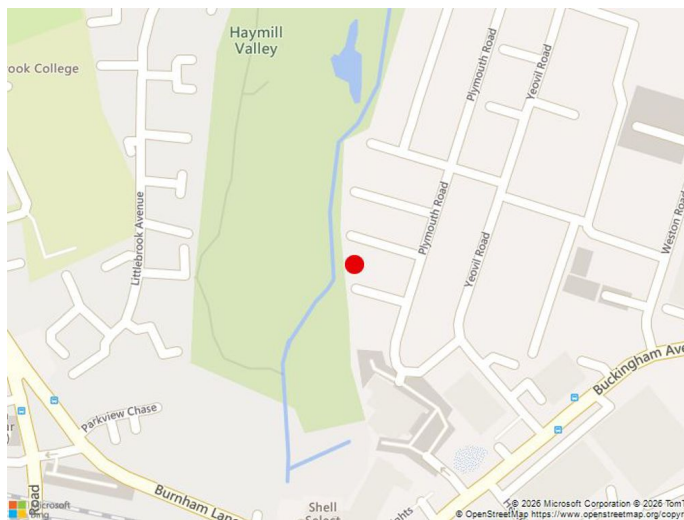
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

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



Mitchell Brooks
07818 117021
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