



11 - 12 WELLCROFT ROAD, SLOUGH, SL1 4AQ

SUMMARY

Two warehouses as a single building

First floor office space on both sides

Loading area

Rolling shutters

On site car parking

Requires refurbishment

Total approximate area of 10,430.4 Sqft

DESCRIPTION

The property is currently vacant and in need of refurbishment. The property comprises of two ground floor warehouses with separate office space on the first floor.

The property benefits from a separate on site car parking and a private yard.

ACCOMODATION

The following breakdown indicates the area's and dimensions of the unit:

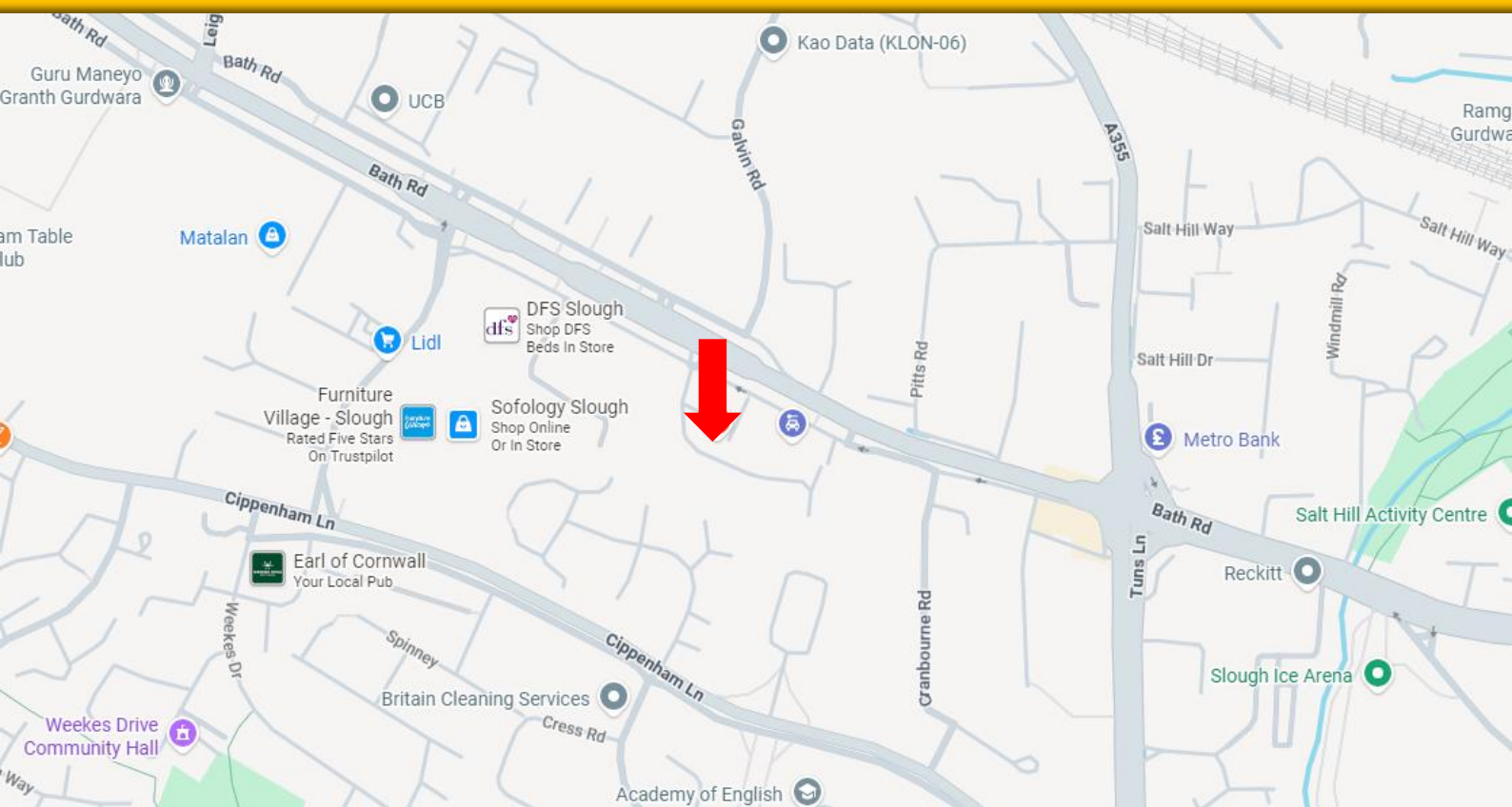
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Warehouse 1	404.8	4356.9
First	Office	43.2	464.9
Ground	Warehouse 2	477.9	5143.7
First	Office	43.2	464.9
TOTAL		969.1 sqm	10,430.4 sqft

LOCATION

The property is centrally located just off the Bath Road which is the main arterial route through Slough. By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes. Crossrail provides direct train routes from Burnham to Bond Street in 30 minutes and Heathrow Airport in 23 minutes.

Located on the M4 motorway, with fast and direct access to the M40 and the M25. Both junctions 6 and 7 of the M4 are only 5 minutes away. The M25 is less than 7 miles away.





TENURE

To Let £15 per sqft

LEGAL COST

Each party to bear their own legal costs

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority.

VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhapal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

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