



The Ten Building
Wellcroft Road, Slough, SL1 4AQ

**Warehouse / Production Facility
with Ancillary Offices**

17,579 sq ft

(1,633.14 sq m)

- Allocated parking
- Eaves height of 3.65m rising to 6.62m at the apex
- Ancillary offices
- Secure gated loading bay
- 2x Loading doors
- 3 phase power & gas
- Kitchen & WC's
- Close proximity to Slough railway station (Elizabeth Line)

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Summary

Available Size	17,579 sq ft
Rent	£195,000 per annum
Business Rates	Interested parties are advised to contact Slough Borough Council to obtain this figure
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The subject premises comprise a warehouse / production facility with ancillary offices prominently located on Wellcroft Road. Office accommodation is located on the first and ground floor, with the warehouse located to the rear of the premises. Access is gained via two roller shutter doors benefiting from a secure gated loading bay to the side of the building. The unit further benefits from 3 phase power, kitchen & WC facilities with allocated parking located to the front of the unit.

Location

The site is situated on Wellcroft Road just off Bath Road and is within close proximity to from Slough railway station (Crossrail – Elizabeth Line) and only approx. 6 min drive to Slough Town Centre.

The site benefits from good communication links being in close proximity to the M4, which in turn leads to the M25, Heathrow Airport, Reading & Central London.

Travel Distances

- M4 (Junction 6) - 1.2 miles
 - M25 (Junction 15) - 6.2 miles
 - Slough railway station (Elizabeth Line) - 1.3 miles
 - Slough Town Centre - 1.1 miles
 - Heathrow Airport (T1, T2 & T3) - 10.5 miles
- Source: Google Maps

Tenure

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 internal area basis.

Description	sq ft	sq m
Warehouse / Production Facility and Ground Floor Offices / Showroom	14,961	1,389.92
First Floor Offices	2,618	243.22
Total	17,579	1,633.14

Viewings

Strictly by appointment only with sole agents.



Viewing & Further Information



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