

TOWN CENTRE RETAIL DEVELOPMENT TO LET



5,001Sq.Ft. (464.60Sq.m.) approx. G.I.A.

Cornwall House
55-57 High Street

SLOUGH

Berkshire
SL1 1DZ

Suitable for a variety of uses such as Retail, Leisure, Gym, Office & Medical

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Slough is integrated into the heart of the of the UK transport and communication network. It is located between the M4, M40 and M25. There is an excellent rail link into the centre of London and wider parts of the country. Slough is 10 minute drive to Heathrow Airport, its location and access to fast communication links are a key factor in the towns commercial success.

Description

The accommodation can be found in Slough High Street, at ground floor level comprising of two lettable units offering shell and core.

The units benefit from water, electric supplies and drainage.

Accommodation

	Sq. Ft.	M ²
East Unit	2,860	265.70
West Unit	2,141	198.90
TOTAL	5,001	464.60

Approx gross internal area (GIA)

Terms

Rent: £16 psf per annum exclusive.

The rent is exclusive of business rates, service charge, insurance and utilities, and subject to VAT.

The unit is offered To Let on a new full repairing and insuring lease, for a term to be agreed.

Business Rates

The billing authority is Slough Borough Council

Business rates are to be assessed following build completion.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The rent and service charge are subject to VAT.

Energy Performance Rating

TBC



Viewing and further information

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