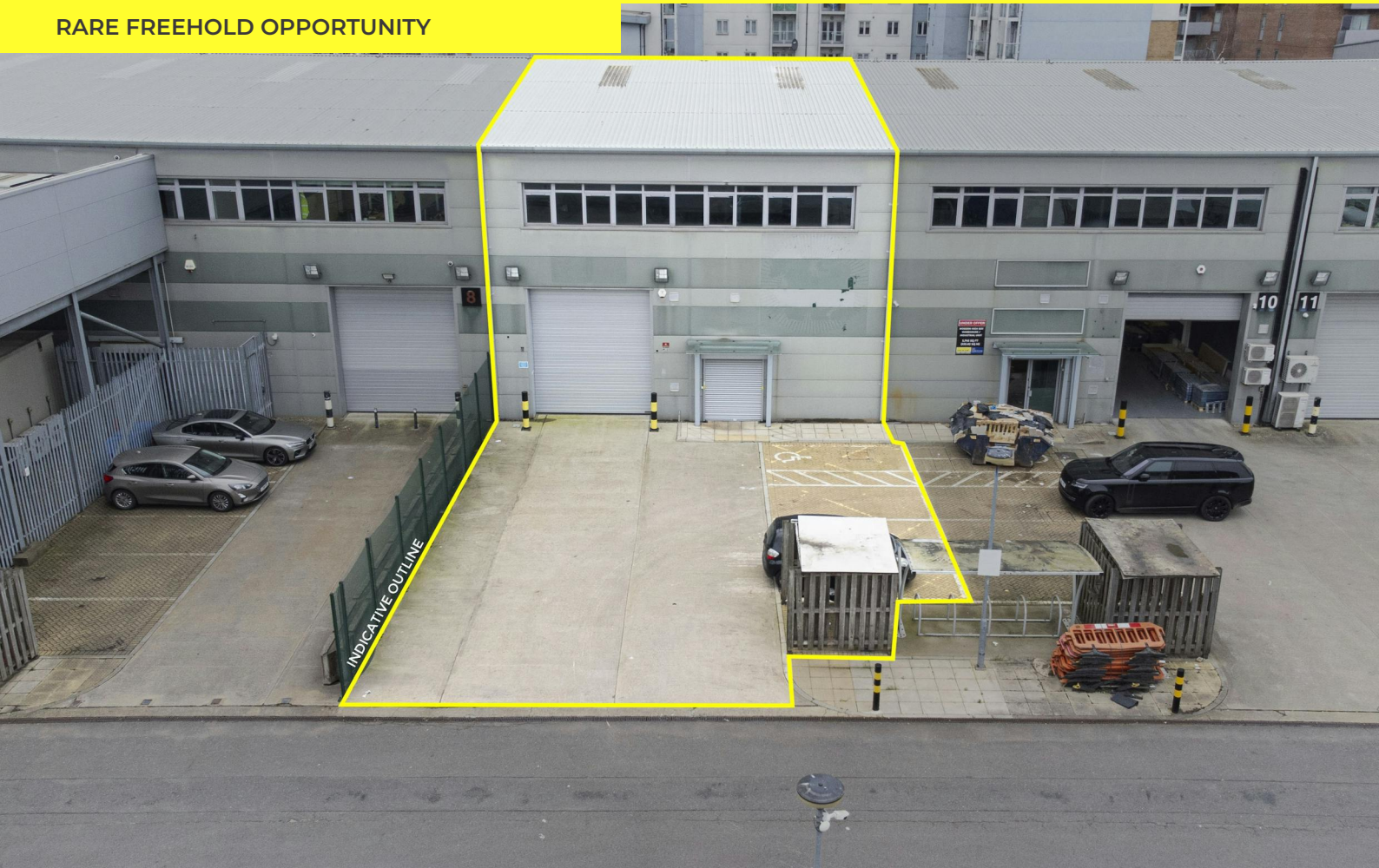


TO LET / FOR SALE**MODERN HIGH BAY WAREHOUSE / INDUSTRIAL UNIT****RARE FREEHOLD OPPORTUNITY**

Unit 9 Slough Interchange Industrial Estate

Whittenham Close, Slough, SL2 5EP

5,677 SQ FT (527.41 SQ M)

- 8.73m Clear eaves height rising to 10.6m at the apex
- Generous loading apron
- Allocated parking
- Shutter to personnel door
- Translucent roof panels
- Reception area
- Walking distance to Slough UG Station (Elizabeth Line)
- Secure gated estate
- Electric loading door
- 3 Phase power
- WCs & 2x kitchenettes
- Additional mezzanine storage
- Concrete floor
- High quality first floor offices with suspended ceilings with recessed lighting
- Close proximity to M4

Location

Slough Interchange is an established, multi-let industrial estate just outside Slough Town Centre, accessed from Whittenham Close off Petersfield Avenue. M4 Junction 6 is within 2 miles of the premises providing further access to M25 via Junction 15 and Heathrow Airport 8 miles to the East. The unit is within a 10 minute walk of Slough Underground Station (Elizabeth Line) allowing swift access into Central London, with Slough Town Centre within 1 mile.



Accommodation

DESCRIPTION

Warehouse

SQ FT

4,189

SQ M

389.17

Ground Floor Reception

496

46.08

First Floor Office

992

92.16

TOTAL

5,677

527.41

Additional First Floor Office

625

58.06

First Floor Mezzanine

306

28.43

All measurements are approximate and measured on a gross internal area basis.

Summary

Available Size	5,677 sq ft
Tenure	New Lease / Freehold
Rent	Rent on application
Price	Price on application
Business Rates	Interested parties are advised to contact Slough Borough Council.
Service Charge	Approx. £1,171.74 per annum
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The unit comprises a refurbished, mid-terraced modern high bay warehouse / industrial unit built to a high specification including steel portal frame construction, concrete flooring with a maximum height of 10.6m. The unit benefits from a reception, warehouse, kitchenettes and WCs on the ground floor, mezzanine on the first floor and offices on the second floor. Externally there is a generous loading apron, roller shutter door and shuttered personnel door to the front of the unit. Allocated parking is located to the front of the premises.

Travel Distances

M4 (Junction 6) - 2.1 miles
M25 (Junction 15) - 5.3 miles
Slough Underground Station (Elizabeth Line) - 0.3 miles
Slough High Street - 0.7 miles
Heathrow Airport (Terminals 2 & 3) - 8.3 miles

Tenure

Freehold or 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).

VAT

All prices are subject to VAT.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

Jack Pay
020 8075 1238
jp@telsar.com

Bal Panesar
020 3333 2222
bp@telsar.com

Patrick Rosso (Colliers)
+44 1895 457714
patrick.rosso@colliers.com

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.