



## WINDSOR ROAD SLOUGH BERKS SL1 2EE

### SIZES (all sizes are approx)

Floor area is approx. 4090 sq ft (380 sq m)

### PLANNING

A1 retail, A3 restaurant or D2 (gymnasium) uses.

Alternative uses may be considered stpp.

### LEGAL COSTS

Each party to bear their own legal costs in this matter.

### BUSINESS RATES.

The billing authority is the Slough Borough of Slough. )1753 772220

Rateable Value TBA (the rateable value is to be assessed by the VOA)

### VAT

All charges are quoted exclusive of VAT.

### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes and we recommend tenants take their own measurements. We recommend that ingoing tenants investigate all planning matters and uses. Sizes quoted are from historic information and not verified.

### VIEWING

Via Focus Commercial 01753 770124  
[kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com)

### DESCRIPTION

A prominent 33m frontage ground floor premises with A1, A3 & D2 uses located on the busy Windsor Road (A322) just south of Slough town centre. The premises is available in a 'shell & core' specification with a shop front but a rent free period may be available. There may be further potential to divide the premises.

### AMENITIES

- Prominent location.
- Approx. 33m (110 ft) frontage
- Vacant
- New Lease
- A1 retail, A3 restaurant or D2 (gymnasium) uses.

### TERMS

Available on a new lease on terms to be agreed.

### RENT

The rent is exclusive of business rates, utilities, service charge, building insurance and VAT. Rent on application.

EPC Asset rating TBA and may be completed after fit out works.