



DESCRIPTION

A modern first floor office with a self-contained entrance set within in a well-maintained gated business park located just off the A4 Bath Road near J7 of the M4 motorway. The offices are available with 3 car parking spaces.

AMENITIES

- Parking
- Gas central heating
- Open plan plus private office
- Toilet and kitchen facilities.

TERMS

Available on a new lease on terms to be agreed at £14,500 per annum exclusive of utilities, estate charges, business rates, insurance and VAT (if/where applicable)

EPC D 77 copy available on request

LEGAL COSTS

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

FIRST FLOOR 9 PROGRESS BUSINESS CENTRE, SLOUGH, BERKSHIRE, SL1 6DQ

FIRST FLOOR OFFICES WITH PARKING

SIZES (all sizes are approx) NIA

F/floor. 93 sq m (1001 sq ft)

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 875307

F/Floor rateable value £9500

If the occupier qualifies for small business relief, they may be entitled to a full discount. Further details on request.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT albeit we are verbally advised that VAT may not currently be applicable.

LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that ingoing tenants investigate all planning matters and uses and rely on their own measure.

VIEWING

Via Focus Commercial 01753 770124
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