



## FIRST FLOOR OFFICES 164-168 HIGH STREET SLOUGH BERKS SL1 1JP

**First floor High Street offices with self-contained ground floor foyer/reception.**

**SIZES (all sizes are approx)**

**Ground Floor 10.26 sq m (110.44 sq ft)**  
**First Floor Offices 254.13 sq m (2735.43 sq ft)**  
**Kitchen 9 sq m (96.88 sq ft)**  
**Female Toilet 9 sq m (96.88 sq ft)**  
**Male Toilet 3.91 sq m (42.09 sq ft)**  
**Plant room 9.97 sq m (107.32 sq ft)**  
**Lobby/inner hall 15.92 sq m (171.61 sq ft)**

**Total 312.19 sq m (3360.39 sq ft)**

### DESCRIPTION

Occupying a prime High Street location, a self-contained first floor office with a ground floor foyer/reception.

- Prominent High Street location.
- Self-contained entrance/reception.
- Suitable for alternative uses, subject to usual consents.
- Signage opportunity to the front.

### TERMS

Available on a new lease on terms to be agreed.

### RENT

£34,000 per annum exclusive of utilities, service charge, business rates and building insurance.

EPC Asset rating E 105

### LEGAL COSTS

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

### BUSINESS RATES.

The billing authority is the Slough Borough of Slough

Rateable Value £30,000 (2017)

Current rates payable £15,120.

### VAT

All charges are quoted exclusive of VAT

### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that incoming tenants investigate all planning matters and uses and measure the premises.

### VIEWING

Via Focus Commercial 01753 770124

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