



DESCRIPTION

A modern smart ground floor office located in the town centre gated office development with parking available on a new sub lease on terms to be agreed.

AMENITIES

- 3 parking spaces
- Gas central heating
- Air conditioning.
- Toilet facilities
- Well presented

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 772220

Rateable Value TBA (currently the building is rated as a whole building and splitting the rates is now being considered)

GROUND FLOOR UNIT 2, 26 PEGASUS COURT HERSCHEL STREET, SLOUGH, BERKSHIRE, SL1 1PA

SMART MODERN GROUND FLOOR OFFICE SUITE WITH PARKING

SIZES (all sizes are approx)

Total area measuring approx. 961 sq. ft (89.3 sq. m) sq m)

TERMS

Available on a new sub lease/licence on terms to be agreed.

EPC B 37

LEGAL COSTS

Each party to bear their own legal costs in this matter. A contribution to superior landlords' costs associated with approval of the sub lease may be required.

VAT

All figures are quoted exclusive of VAT & Service charge.

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 rely on their own measure.

VIEWING

Via Focus Commercial 01753 770124
kevin.nee@focuscommercial.com