



10 PROGRESS BUSINESS CENTRE, SLOUGH, BERKSHIRE, SL1 6DQ

A TWO-STORY OFFICE BUILDING WITH PARKING

SIZES (all sizes are approx)

Ground floor	949.9 sq ft (88.25 sq m)
First floor	993.5 sq ft (92.3 sq m)

DESCRIPTION

A modern two storey office building set in a well maintained gated business park located just off the A4 Bath Road near J7 of the M4 motorway. Available as a whole or may consider splitting by floor

AMENITIES

- Total of 8 parking spaces
- Gas central heating
- Double door to the rear.
- Self contained entrances to both ground and first floors.

TERMS

Available on a new lease on terms to be agreed at £27,500 per annum exclusive of utilities, building insurance, estate charges and VAT (if/where applicable)

If let by floor the rents will be as follows:
 Ground Floor £13,500 pax
 First Floor £14,000 pax

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 875307

Rateable value:
 ground floor £11,500
 first floor £10,750

EPC Asset rating 68 C (copy available on request)

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT

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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