



Wellcroft Road, Slough Berks SL1 4AQ
A warehouse/production facility with ancillary offices and a secure gated loading yard.
Available on a new lease on terms to be agreed.



LOCATION

Slough is a large Berkshire town, approx. 20 miles west of central London and 19 miles north-east of Reading. The property is located approx. 1.5 miles from Slough Town Centre, Slough Railway Station (Elizabeth Line) is only approx. 1.7 miles from the property.

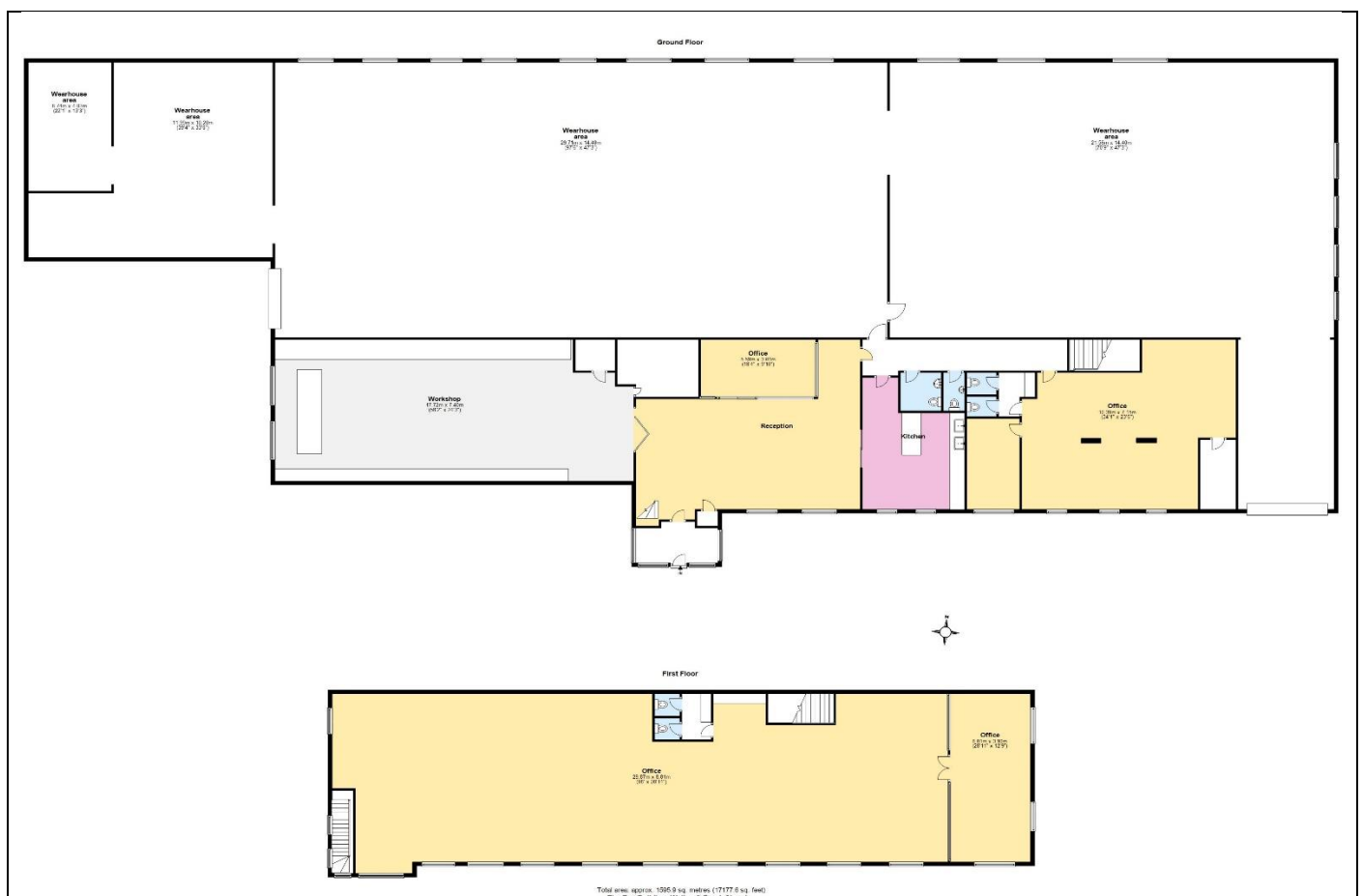
DESCRIPTION

A prominent commercial premises currently used as a warehouse/production facility with ancillary offices, parking and an enclosed loading yard. The premises may suit a variety of uses subject to usual consents.

- 2 x loading doors
- 3 phase electric
- Gated loading yard
- Parking
- Alternative uses considered subject to usual consents

ACCOMMODATION(All sizes are approximate)

The total covered area is approx. 17579 sq ft (1633.14 sq m) G.I.A



TERMS

Available on a new lease (outside the L & T Act 1954 sec 2 (as amended) on terms to be agreed.

RENT

The rent will be £195,000 per annum exclusive of utilities, business rates, service charge and VAT etc

BUSINESS RATES

The current rateable value is £64,500 (1st April 2023 to present) this is not the rates payable. Rates payable on application.

EPC

Energy Rating to follow

LEGAL COSTS

Each party to bear their own legal costs.

V.A.T.

Unless otherwise stated terms are exclusive of V.A.T. where payable.

VIEWING

Further details and arrangements to view strictly by appointment via Focus Commercial, please telephone Kevin Nee on 01753 770124. Email: kevin.nee@focuscommercial.com

LIMITATION

Measurements are for guide purposes only and are offered for the purpose of assisting any prospective tenant in deciding whether to visit the property. Tenants must make their own enquiries regarding planning, highways and environmental matters. Tenants must rely on their own measurements as the sizes provided are from historic information.

Alternative uses considered subject to usual consents

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information