



### FIRST & SECOND FLOOR OFFICES, 3 PEGASUS COURT 27 HERSCHEL STREET, SLOUGH, BERKSHIRE, SL1 1PA

MODERN FIRST & SECOND FLOOR OFFICES WITH GENEROUS PARKING

**SIZES (all sizes are approx)**

Accommodation	Sq ft	Sq m
First floor	1335	124
Second Floor	1345	125
TOTAL	2760	256.4

The total may include landing areas.

#### DESCRIPTION

Prominent modern town centre offices located in a town centre gated development with generous parking available on a new lease on terms to be agreed.

#### AMENITIES

- 10 parking spaces
- Close to High Street
- Gas central heating
- Toilet facilities
- Vacant
- May divide.

#### BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 772220  
Rateable Values April 2023-present

First floor	£24750
Second floor	£20,500

#### TERMS

Available on a new lease on terms to be agreed.  
£14 per sq ft pax

#### EPC TBA

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#### 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 incoming tenants investigate all planning matters and uses and rely on their own measure.

#### VIEWING

Via Focus Commercial 01753 770124  
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