# **f⊖cus** *commercial*



#### **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

<u>First floor</u>	<u>£24750</u>
Second floor	<u>£20,500</u>

# 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.

#### TERMS

Available on a new lease on terms to be agreed.  $\pounds 14$  per sq ft pax

#### EPC TBA EPC TBA

#### **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 kevin.nee@focuscommercial.com

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