



*Coleridge House 5-7 Park Street Slough Berks SL1 1PE*  
*A ground floor office with self contained entrance and parking.*  
*Available on a new lease on terms to be agreed.*



**A ground floor office located just off Slough High Street with access to Slough Bus & Railway Station. The building has a gated car park to the rear.**

## **ACCOMMODATION (All sizes are approximate)**

£41.1 sq. m (443 sq. ft)

## **RENT**

The rent will be £9,000 per annum exclusive of utilities, business rates, building insurance, service charge and VAT etc.

## **TERMS**

Available on a new lease on terms to be agreed.

## **BUSINESS RATES**

The current rateable value is £9,700 (1<sup>st</sup> April 2023 to present) this is not the rates payable. Small business relief may apply. Further details on application.

## **EPC**

Energy Rating TBA

## **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](mailto:kevin.nee@focuscommercial.com)

## **LIMITATION**

Measurements are for guide purposes only and are only 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.