



Unit 2, PEGASUS COURT 26 HERSCHEL STREET, SLOUGH, BERKSHIRE, SL1 1PA

SIZES (all sizes are approx)

Accommodation	Sq ft	Sq m
Total over 3 floors	3342	310.5

DESCRIPTION

Arranged over three floors, prominent modern town centre offices located in a gated development with a generous, 14 car parking spaces available on a new lease on terms to be agreed.

AMENITIES

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

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 772220

Rateable Values April 2023-present
£51,500

Please note this is not the rates payable.

TERMS

Available on a new lease on terms to be agreed. £14 per sq ft per annum excluding utilities, business rates, service charge and VAT

EPC TBA (instructed)

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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