



FIRST FLOOR OFFICES, 3 ETONGATE, 112 WINDSOR ROAD, SLOUGH, BERKSHIRE, SL1 2JA

MODERN FIRST OFFICES WITH PARKING

SIZES (all sizes are approx)

Accommodation	Sq ft	Sq m
First floor	800	74.34

TERMS

Available on a new lease on terms to be agreed. £12,500 per annum exclusive of utilities, business rates, service charge, building insurance and VAT (if/where applicable)

EPC 97D

Certificate available on request.

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

DESCRIPTION

Prominent modern first floor offices located just outside the town centre with a gated rear car park. Available on a new lease on terms to be agreed.

AMENITIES

- 3 parking spaces
- Close to High Street
- Gas central heating
- Toilet facilities
- Vacant

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 772220

Current rateable Value £15000