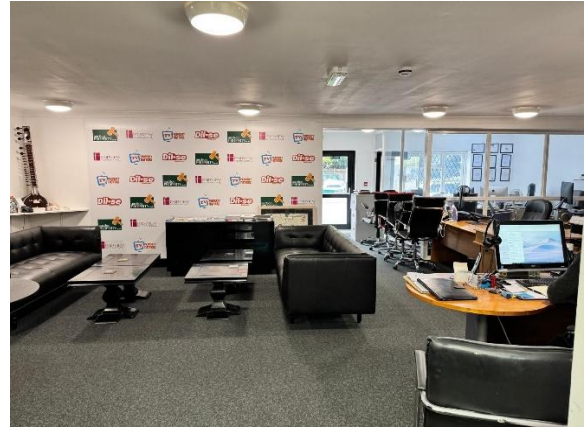


Uxbridge Road, Slough SL36AN Ground floor self-contained offices to let



DESCRIPTION

A prominent and versatile ground floor self-contained office which may suit a variety of uses subject to usual consents. Comprising own entrance, Male & Female toilets, meeting room, partial open plan office area, kitchen, staff toilet, storage and additional side office which may be self-contained. The offices have 3-4 car parking spaces.

LOCATION

Located in a very prominent position neighbouring Enterprise Car Rentals on the Uxbridge Road (A412)

BUSINESS RATES

The current rateable value is £22,750 (1 April 2023 to present) Please note this is not the Rates payable.

TERMS

Available on a new lease on terms to be agreed. Available as a whole or can be divided. Rent on application. The rent for the entire premises will be £22,500 pax

SIZE (approx)

Area	Sq ft	Sq m
Main suite	1713.18	159.16
Side office	286.86	26.65
Total	2000	185.81

EPC (energy ratings) 46B (certificate available on request.

VIEWING

Strictly by appointment via Focus Commercial, telephone 01753 770124.
kevin.nee@focuscommercial.com

LIMITATIONS Measurements are for guide purposes only and are offered for the purpose of assisting any prospective purchaser in deciding whether to visit the property. Some sizes are taken from historic documents and are not guaranteed.

Please note the current use is not a representation of the planning consent.