



**1 ETONGATE, 108 WINDSOR ROAD  
SLOUGH BERKS SL1 2JA**

**PART LET OFFICE INVESTMENT FOR SALE**

**SIZES (all sizes are approximate and rounded)**

Floor	Sq m	Sq ft
Lower ground	Occupied	Occupied
Upper ground	Occupied	Occupied
First floor	93	1001
Second floor	91	979.5

## TERMS

Available as a long leasehold investment subject to the occupational business lease on the ground floor and lower ground floor. The long leasehold interest expires June 2140 and the rent is currently £5075 Guide £650,000 exclusive of VAT (if/where applicable)

Some parking spaces may be used by URC within defined times.

## LEGAL COSTS

Each party to bear their own legal costs in this matter.

## VAT

All figures are quotes exclusive of VAT (if/where applicable).

## LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes.

Copies of leases and title information available on request.

## VIEWING

Via Focus Commercial 01753 770124  
[kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com)

## DESCRIPTION

A prominent office building arranged over four floors with generous parking in a gated car park to the rear. The property is occupied by a dentist on the ground and lower ground floor and vacant on the first and second floor. The first and second floor have been refurbished including redecoration, new carpets and LED lighting.

## TENANCY INFORMATION.

### *Salient details of the business lease:*

The tenants are Rodericks Dental Partners Ltd who trade as Windsor Road Dental Practice and have just renewed their lease for a further 15 years from 31<sup>st</sup> January 2025 to 30<sup>th</sup> Jan 2040. The passing rent is £23,600 per annum exclusive of utilities, business rates, service charges, building insurance and VAT (if/where applicable).

**EPC** Asset rating 58C (certificate available on request)

## BUSINESS RATES.

The billing authority is Slough Borough Council Rateable Value

First Floor £17,000 (1<sup>st</sup> April 2023 to present)

Second Floor £12,250 (1<sup>st</sup> April 2023 to present)

Additional business rates may be payable on the parking spaces. Further details on request.