



DESCRIPTION

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

AMENITIES

- Parking spaces in gated rear car park.
- Close to High Street
- Gas central heating
- Toilet facilities
- Vacant

BUSINESS RATES.

The billing authority is the Slough Borough Council 01753 772220

Current rateable Values

First Floor £17,000 (1st April 2023 to present)

Second Floor £12,250 (1st April 2023 to present)

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

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.

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

**FIRST & SECOND FLOOR OFFICES WITH
PARKING TO LET**

SIZES (all sizes are approx)

Accommodation	Sq ft	Sq m
First floor	1001	93
Second floor	979.5	91

TERMS

Available collectively or by floor on a new lease/s on terms to be agreed.

£18 per sq. ft per annum exclusive of utilities, business rates, service charge, building insurance and VAT (if/where applicable)

EPC

Asset rating 58C (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