



## DESCRIPTION

A modern ground floor office suite set in a well-maintained business park available with generous parking.

## AMENITIES

- 6 parking spaces
- Gas central heating
- Entrance Barrier
- French doors to communal gardens.
- Kitchen facility
- Toilets

## TERMS

Available on a new lease on terms to be agreed at £21,500 per annum exclusive of business rates, vat, utilities and estate charges.

## BUSINESS RATES.

The billing authority is the Slough Borough Council

Rateable Value £14,250 (this is not the rates payable) There may be separate rating for the parking spaces.

## **GROUND FLOOR 16 PROGRESS BUSINESS CENTRE, SLOUGH, BERKSHIRE, SL1 6DQ**

## **MODERN GROUND FLOOR OFFICE SUITE WITH PARKING**

May suit a variety of uses (subject to usual consents)

## **SIZES (all sizes are approx)**

Measuring approx. 1370 sq ft (127.4 sq m) with

## **EPC (Asset rating) 71C**

## **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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