

# LIGHT INDUSTRIAL UNIT TO LET



**1,868 Sq. Ft. (173.5 Sq. M.)**

Unit 75 Whitby Road

**Slough**

SL1 3DR

Located on the Clipstone Estate, Next to Big Yellow Self Storage

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Whitby Road is conveniently located alongside the A355 Farnham Road, providing direct access to the national motorway system via the M4 to the south and M40 to the north. Junction 6 of the M4 is approximately 0.25 miles south and Junction 2 of the M40 is approximately 5 miles North of Whitby Road.

Slough town centre and train centre are both located within approximately 2 miles of the property.

## Description

The unit forms one of several fully refurbished business units offering both shell specification and offices accommodation.

The unit benefits from allocated parking, good eaves height and excellent access to local amenities.

## Accommodation

	Sq. Ft.	M2
Offices	240	22.3
Warehouse	1,628	151.2
<b>TOTAL</b>	<b>1,868</b>	<b>173.5</b>

## Terms

Rental P.O.A.

The rents are exclusive of business rates, service charges, insurance and utilities.

Service charge £0.75 per sq. ft.

The unit is offered To Let on a new full repairing and insuring lease for terms to be agreed.

## Business rates

The billing authority is Slough Borough Council

Rateable value: £19,750.00

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

VAT is payable on the rent and service charge.

## Amenities

- Office accommodation
- 3 phase power and water connection
- 24/7 CCTV linked into a managed security system
- Eaves height of 10'3" (3.12 m)
- Electronically operated roller shutter door
- Toilet accommodation
- Good range of amenities within local vicinity
- 2 allocated parking spaces

## Energy Performance Rating

E

## Viewing and further information



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