

KEMPTON

CARR

CROFT

agency@kemptoncarr.co.uk | 01628 771221

kemptoncarr.co.uk |   | @KemptonCarr

## LIGHT INDUSTRIAL UNIT

### TO LET

1,669 sq ft (155 sq m)



Unit 81  
Whitby Road  
**Slough | SL1 3DR**

Popular Industrial Site

4 parking spaces

EPC Rating: E

#### Further services

Building surveying | Building defects and environmental analysis | Public sector consultancy | Valuations | Lease renewals and rent reviews  
Land sales, planning and development | Landlord and tenant services | Commercial property agency & acquisitions | Expert witness & litigation  
Project management and contract administration | Leasehold advisory | Commercial and residential property management | LPA receivership

## 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.

## Description

The unit forms one of several refurbished business units offering clear workshop/warehouse space and office accommodation.

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

The unit is owned/managed by a flexible private landlord.

## Amenities

- Fully fitted office accommodation
- 3 phase power and water connection
- 4 allocated parking spaces
- Eaves height of 12'7" (3.9m)
- Good range of amenities within local vicinity
- 24/7 CCTV linked into a managed security system
- Toilet accommodation
- Roller-shutter doors

## Terms

The unit is offered To Let on a new full repairing and insuring lease for terms to be agreed, at a rent of £21,000 per annum exclusive.

A service charge is approximately £0.60 per square foot is applicable.

## Accommodation

Approximate floor areas (NIA):

Offices	237 sq ft (22 sq m)
Warehouse	1,432 sq ft (133 sq m)
Total	1,669 sq ft (155 sq m)

## Business rates

We are informed by the Slough Borough Council that the premises have a rateable value of £20,250.

The rates payable for the year 2017/18-£9,092.25

## Viewing

For viewing and further information please contact sole agents:

### **Kempton Carr Croft**

David Pearce

[David.pearce@kemptoncarr.co.uk](mailto:David.pearce@kemptoncarr.co.uk)

Mitchell Brooks

[Mitchell.brooks@kemptoncarr.co.uk](mailto:Mitchell.brooks@kemptoncarr.co.uk)

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