

TOWN CENTRE RETAIL UNIT TO LET



1,801 Sq. Ft. (167.25 Sq. M.)

248 High Street

Slough

SL1 1JU

INCLUDING UPPER FLOORS

SUITABLE FOR A VARIETY OF USES (S.T.P.)

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Premises are prominently located in the heart of Slough Town Centre, close to all the town's banking, retail and leisure facilities. Premises are well placed for easy access to the A4, which in turn connects with Junctions 5 and 6 of the M4 and then M25. The property is a short walk to Slough train station with good connections onto London Paddington.

Description

The property is situated within a purpose built terrace providing open plan retail accommodation at ground floor level with private access to first floor which is suitable for retail/office use storage space. The accommodation benefits from service area and goods lift providing access to first floor.

Accommodation

	Sq. Ft.	M2
Ground Floor	778	72.26
First Floor	1,023	94.99
TOTAL	1,801	167.25

Approx net internal area (NIA)

Terms

Rental £31,000.00

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The unit is available on a new lease with terms to be agreed by negotiation.

Business rates

The billing authority is Slough Borough Council

Rateable value: £36,431.00

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 T.B.C

Amenities

- Full width glazed frontage
- Open plan configuration
- Goods lift
- Town centre location
- Suitable for a variety of uses (S.T.P.)

Energy Performance Rating

D - 93

Viewing and further information



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