

# LIGHT INDUSTRIAL UNIT TO LET



**1,368 Sq. Ft. (127.06 Sq. M.)**

Unit 83 Whitby Road, The Clipstone Estate

**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 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 part of a purpose-built terrace of several industrial units.

The unit benefits from office, toilet facilities and good clear industrial space with good eaves height and access via roller shutter door. The unit also has 3 allocated car parking spaces.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Warehouse	1,237	84.16
Offices	462	42.90
<b>TOTAL</b>	<b>1,368</b>	<b>127.04</b>

*Approx gross internal area (GIA)*

## Energy Performance Rating

E (124)

## Terms

Rental £21,000 per annum exclusive.

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

Service charge is approximately £782.29 pa.

Insurance is approximately £198.45 pa.

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

## Business Rates

The billing authority is Slough Borough Council

Rateable value: £18,000

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

- Fully Fitted Office accommodation
- 3 phase power and water connection
- 24/7 CCTV linked into a managed security system
- Electronically operated roller shutter door
- Eaves height of 3.15 m
- Male & female WC facilities
- 3 allocated parking spaces

## Viewing and further information



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