

DETACHED INDUSTRIAL UNIT WITH GARAGE FOR SALE



6,846 Sq. Ft. (636.2 Sq. M.)

Unit 3 Galleymead Road, Colnbrook

Slough

SL3 0EN

INCLUDING MOT TESTING STATION AND PAINT SPRAYING BOOTH
SUITABLE FOR OWNER-OCCUPIER/INVESTORS

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located in Galleymead Road close to its junction with Old Bath Road, Colnbrook. The unit has excellent access to the motorway network via the M25 at Junction 14 which is in close proximity to London Heathrow Airport, Terminal 5 and Cargo Terminal.

The property is in a well established commercial area close to all local amenities and benefitting from excellent motorway connections.

Description

The unit comprises a detached concrete framed building providing good clear workshop space with electric roller shutter door, eves height of 12 feet rising to 20 feet together with ancillary office space plus self-contained, secure yard plus parking to the front for 8 vehicles approximately. The unit is currently occupied as a garage and benefits from MOT Testing Centre with rolling road plus separate self-contained paint spraying oven and body workshop which can be accessed separately.

Accommodation

| | Sq Ft | M ² |
|---|--------------|----------------|
| Workshop to Front | 3,809 | 353.9 |
| Rear Workshop (body workshop and oven) | 2,227 | 207 |
| Offices | 810 | 75.3 |
| TOTAL | 6,846 | 636.2 |

Approx gross internal area (GIA)

Terms

Freehold Price £1.4m

Subject to a short term lease until December 2020 at £72,000 per annum.

Business Rates

The billing authority is Slough Borough Council

Rateable value: £35,000

Rates Payable 2018/19: £17,255

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.

Amenities

- Includes MOT Testing Station and Spraying Booth
- WC Facilities
- Gas Fired Heater
- Close to Heathrow Airport
- Self-contained Yard
- Suitable for Owner-Occupier/Investors

Energy Performance Rating

D (86)

Viewing and further information



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PROPERTY CONSULTANTS