

INDUSTRIAL INVESTMENT OPPORTUNITY **FOR SALE**



4,000 Sq. Ft. (371.70 Sq. M.)

9 Elder Way, Waterside Drive

Langley

Slough

SL3 6EP

kemptoncarr.co.uk | Maidenhead office **01628 771221**



Location

Elder Way is situated on Waterside Drive which is accessed directly from Station Road/Langley Park Road and within close proximity of Langley High Street. Langley Railway Station is within close proximity with a direct service to London Paddington. Road communications are excellent with the junction of the M4 close by (1.4 miles) and Junction 15 of the M25 (3 miles). Heathrow Airport is approximately 6 miles away.

Description

The premises comprise modern end of terrace two-storey industrial/warehouse unit with brick and glazed elevations beneath pitched insulated roof. The unit is accessed via full height loading door plus separate access to a small reception and office area.

Outside to the front of the unit there is space for loading and unloading, car parking for 5 cars and space for a further 7 cars separately.

Accommodation

	Sq Ft	M ²
TOTAL	4,000	371.7

Approx gross internal area (GIA)

Terms

The investment is available at a figure of £675,000.

The premises are available for sale on a 999 year lease from 25th March 1998 at a peppercorn rent. The premises are let to Sunny Double Glazing Limited at a rental of £40,000 pax and who have been in occupation since 2016 and for a term until 9th June 2021 outside the security provisions of the 1954 Landlord & Tenant Act.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

We understand this property is not elected for VAT.

Amenities

- Male & Female Toilets
- Good access to national motorway system
- Well established commercial location close to Langley Station
- No VAT on sale price
- Modern Unit with 12 parking spaces
- Well established tenant

Energy Performance Rating

tbc

Viewing and further information



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PROPERTY CONSULTANTS