

OFFICE/STORAGE FACILITY - SUITABLE FOR A VARIETY OF USES S.T.P. **TO LET**



3,972 Sq. Ft. (369.1 Sq. M.)

Building 1

STS House

Bristol Way

Slough

Berks

SL1 3QE

SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The STS building is located on Bristol Way, Slough just off Stoke Road which in turn links to the (A4) Bath Road. The M4 Junction 6 is approximately one mile to the west which provides excellent transport connections to the M25/M40 and Heathrow Airport.

Slough Town Centre, Slough Railway Station (Crossrail) and Bus Station are all within easy walking distance of the building.

Description

Building 1 comprises a recently refurbished brick built unit with predominantly open plan ground & first floor office accommodation with access to a storage/warehouse unit with a separate roller shutter door. The building has been maintained to an extremely high standard including new LED lighting and viewing is highly recommended.

The accommodation is suitable for a variety of uses, such as storage space, office, medical, production and leisure subject to planning permission. The unit is not suitable for car service, MOT, or tyre sales.

Accommodation

	Sq. Ft.	Sq. M.
Ground floor inc. reception	1,584	147.19
First Floor	2,388	221.91
TOTAL	3,972	339.1

Approx gross internal area (GIA)

Additional accommodation is available within STS House, Please enquire for additional information.

Energy Performance Rating

E-10

Terms

Rental upon request.

The rent is exclusive of business rates, service charges, insurance and utilities.

Business Rates

The billing authority is Slough Borough Council.

Rateable value: To be confirmed upon reassessment.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT

Amenities

- High floor loading capacity
- Roller-shutter loading door
- On Site Parking
- Male & female WC's
- Kitchen area
- Re-decorated throughout
- LED lighting



Viewing and further information

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