

WAREHOUSE AND OFFICE UNIT TO LET



1,995 Sq. Ft. (185.34 Sq. M.)

23A Buckingham Avenue

Slough Trading Estate

Slough

Berks

SL1 4QA

STORAGE AND DISTRIBUTION

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The unit forms part of two blocks of four terraced units, fronting Buckingham Avenue, one of the main thoroughfares of the Slough Trading Estate, making them popular with companies seeking a high profile. The unit is serviced from Cambridge Avenue and is close to the banks, retail amenities, trade counter and motor dealership areas. The unit has easy access to the M4 junctions 6 and 7 and via the A355 to junction 2 of the M40.

Description

A two storey brick constructed business unit fronting Buckingham Avenue with 5 allocated car parking spaces.

Accommodation

	Sq. Ft.	Sq. M.
Ground floor Warehouse	1,259	116.96
Ground Floor Office	336	31.22
First Floor Office	400	37.16
TOTAL	1,995	185.34

Approx gross external area (GEA)

Terms

Rental: POA

The above rents are exclusive of business rates, service charges, insurance and utilities.

Sublease/Assignment available until February 2024.

Business Rates

The billing authority is Slough Borough Council.

Rateable Value: £19,000

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.

Amenities

- Prominent location fronting onto Buckingham Avenue
- Minimum clear eaves height 13' 1" (4m)
- Allocated Parking
- One rear loading door
- Fully fitted offices at first floor
- 3 Phase electricity
- Tea point

Energy Performance Rating

E-114



Viewing and further information



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