

A Development By Slough Urban Renewal



EXCITING NEW TOWN CENTRE RETAIL DEVELOPMENT TO LET



Units from 1,000sq.ft. — circa 4,000sq.ft.

The Old Library Site

High Street

SLOUGH

Berkshire

SL1 1GZ

Suitable for a variety of uses such as Retail, Leisure, Gym, Office & Medical

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Located within the centre of Slough the accommodation can be found within the Old Library development which includes the Moxy and Residents Inn hotels and Novus Apartments. Positioned opposite the landmark Curve building and within walking distance of the railway and bus station.

The accommodation fronts the High Street and is within close proximity to multiple national and independent retailers, restaurants, Queensmere and Observatory Shopping Centres.

Description

The accommodation can be found at ground floor level forming two lettable units, which could be reconfigured to offer either a larger or smaller space to suit the prospective tenants' needs.

The retail space is presented in shell and core specification benefiting from 3.4m internal height. There is a small area within unit 1 where the height is reduced to 2.8m.

The units benefit from 35mm water, gas and electric supplies and drainage. A refuse and condenser enclosure has been allocated to the units within the service yard, where rear servicing to the units can also be found.

Accommodation

	Sq. Ft.	M ²
Unit 1	1,632	151.66
Unit 2	2,394	222.42
TOTAL	4,026	374.08

Approx gross internal area (GIA)

Terms

Rental upon application

The rent is exclusive of business rates, service charge, insurance and utilities, and subject to VAT.

Service charge is estimated at circa £2.12 per Sq. Ft.

The units are offered To Let on new full repairing and insuring leases, for a term to be agreed.

Business Rates

The billing authority is Slough Borough Council

Business rates are to be assessed following build completion.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The rent and service charge are subject to VAT.

Energy Performance Rating

TBC



Viewing and further information

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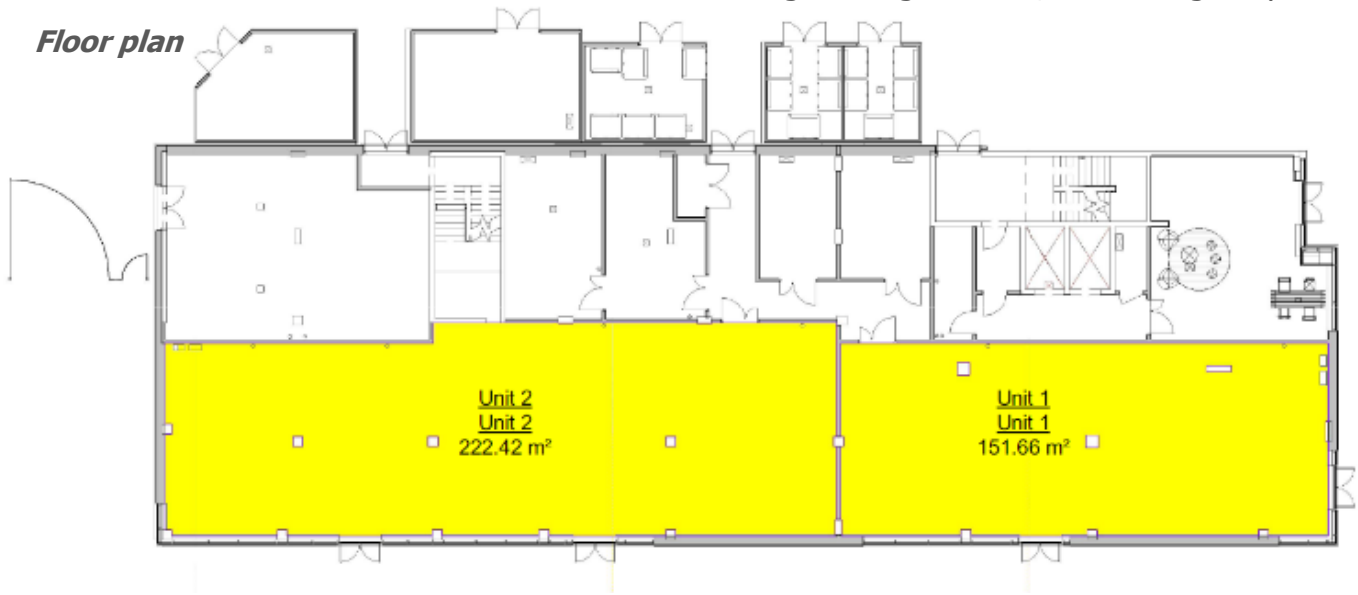
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Neighbouring the units, the exciting *Moxy Hotel*

Floor plan



Location Map



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PROPERTY CONSULTANTS