

OFFICE SUITES TO LET



221 – 706 Sq. Ft.

Ground Floor Offices

Wraysbury House

Poyle Road

Colnbrook

SL3 0AY

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Wraysbury House is a functional property located along Poyle Road in a popular business sector close to Heathrow airport. Wraysbury House provides excellent links to the A3113 and Junction 14 of the M25. Junction 4b of the M4 Motorway is approximately 2 miles drive.

Description

The offices are suitable for a variety of occupants and provide the advantage of close proximity to Heathrow airport and its surrounding areas. The offices provide basic accommodation with perimeter trunking and carpeting. Heating is via electric heaters. The building also provides shared kitchen and toilet facilities. Parking spaces are available subject to availability.

Accommodation

Ground Floor Office 3	221 sq ft	20.53 sq m
Ground Floor Office 1 & 2	706 sq ft	65.58 sq m

Measured in accordance with the RICS Property Measurement 2nd edition, January 2018 all areas quoted herein have been calculated strictly on a IPMS 3 – office basis

Amenities

- Perimeter Trunking
- Newly decorated common parts
- One parking space per office
- Shared kitchenette

Energy Performance Rating

E (108)

Terms

Quoting rent £25 per sq ft.

Flexible combination of office suites available depending on your requirements.

The above rents are inclusive of building insurance, service charge and water. The rents are exclusive of business rates and electricity is metered and recharged separately.

The premises are available on a new short term contracted out lease for a term to be agreed.

Business rates

The billing authority is Slough Borough Council

Rateable Values from: £2,250 - £5,500

Qualifying occupiers would benefit from 100% business rates relief subject to confirmation from the local billing authority.

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.



Viewing and further information

Mitchell Brooks

07818 117021

mitchell.brooks@kemptoncarr.co.uk

Luke Bennett

07385 467367

maria.hoadley@kemptoncarrco.uk

KEMPTON

CARR

CROFT

PROPERTY CONSULTANTS