

# WAREHOUSE UNIT TO LET



**2,102 Sq. Ft. (195.3 Sq. M.)**

Unit 91 Whitby Road  
Whitby Road Business Centre

**SLOUGH**

Berkshire

SL1 3DR

**TO BE REFURBISHED**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Whitby Road is conveniently located alongside the A355 Farnham Road, providing direct access to the national motorway system via the M4 to the south and M40 to the north. Junction 6 of the M4 is approximately ½ mile south and Junction 2 of the M40 is approximately 5 miles north of Whitby Road.

## Description

The unit forms one of several business units offering good clear warehouse/industrial space plus open plan office accommodation and could suit a variety of uses including trade counter.

The unit benefits from allocated parking, good eaves height and good access to local amenities.

## Accommodation

	Sq. Ft.	M <sup>2</sup>
Office Area	355	33.0
Warehouse Area	1,747	162.3
<b>TOTAL</b>	<b>2,102</b>	<b>195.47</b>

*Approx gross external area (GEA)*

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The rent and service charge are subject to VAT.

## Terms

Rental: POA

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Current Insurance: £355.21 p.a.

Current Service charge: £1,285.21 p.a.

The unit is available from April 2021. It is offered on a new full repairing and insuring lease for terms to be agreed.

## Business Rates

The billing authority is Slough Borough Council

Rateable Value: £23,000

We suggest these amounts, and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Amenities

- Office accommodation
- 3 phase power and gas connection
- 4 On site parking spaces
- Eaves height of 12'7" (3.9m)
- Good range of amenities within local vicinity
- Toilet accommodation
- Roller shutter door

## Energy Performance Rating

D-85

## Viewing and further information

**Maria Hoadley**

[maria.hoadley@kemptoncarr.co.uk](mailto:maria.hoadley@kemptoncarr.co.uk)

07766 364078

**Mitchell Brooks**

[mitchell.brooks@kemptoncarr.co.uk](mailto:mitchell.brooks@kemptoncarr.co.uk)

07818 117021

**Clipstone**

**KEMPTON**

**CARR**

**CROFT**

PROPERTY CONSULTANTS