

# OFFICE SUITES TO LET



**221 – 786 Sq. Ft.**

Ground Floor and First Floor

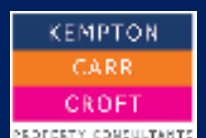
Wraysbury House

Poyle Road

**Colnbrook**

SL3 0AY

[kemptoncarr.co.uk](http://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

<b>Ground Floor Office 3</b>	<b>221 sq ft</b>	<b>20.53 sq m</b>
<b>Ground Floor Office 4</b>	<b>242 sq ft</b>	<b>22.48 sq m</b>
<b>First Floor Office 2 &amp; 3</b>	<b>323 sq ft</b>	<b>30 sq m</b>

Measured in accordance with the RICS Property Measurement 2<sup>nd</sup> 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](mailto:mitchell.brooks@kemptoncarr.co.uk)

### Luke Bennett

07385 467367

[maria.hoadley@kemptoncarrco.uk](mailto:maria.hoadley@kemptoncarrco.uk)

