

GROUND FLOOR CHILDRENS DAY NURSERY OR SIMILAR **TO LET**



4,120 Sq. Ft. (382.8 Sq. M.) approx. N.I.A.

Ground Floor, Mars House

Twist Way

Slough

Berkshire

SL2 2LX

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

The property is located on Twist Way, off Long Furlong Drive, Slough and is easily accessible from both Junctions 6 or 7 of the M4 Motorway. The property is situated adjacent to a popular parade of retail amenities with access to Kennedy Park. There are regular bus services and the Town is served by three Railway Stations - Slough, Burnham & Taplow which all provide services to London Paddington and form part of the new Elizabeth Line. Slough Trading Estate is also within extremely close proximity.

Description

The property is a newly built three storey building comprising of ground floor commercial "E" class accommodation and privately owned residential upper floors. The available accommodation is on the ground floor and would suit a children's day nursery or similar. The property will be in a shell format, indicative plans are shown.

Accommodation

	Sq. Ft.	M ²
Ground Floor	4,120	382.8

Approx net internal area (NIA)

Terms

Rental: £70,000 p.a. plus VAT.

The above rent is exclusive of service charge, buildings insurance, business rates, utilities, and all other outgoings.

Business rates

The property is yet to be assessed. We would ask any interested parties to make their own enquiries of Slough Borough Council.

Legal Costs/VAT

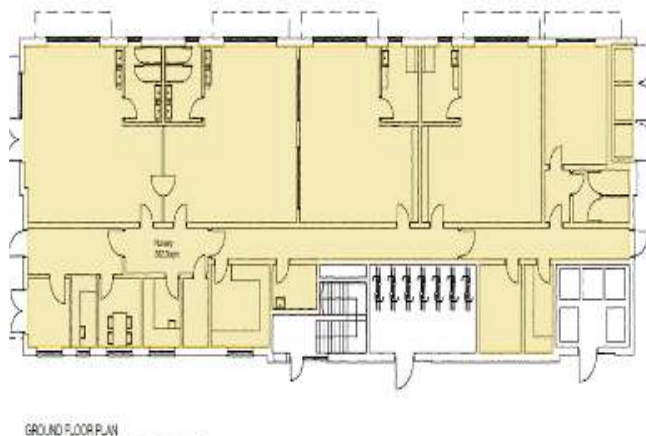
Each party to bear their own professional and legal costs. VAT is applicable.

Amenities

- Newly built
- 10 parking spaces
- Close to local shops
- Outdoor play area

Energy Performance Rating

TBC



Viewing and further information

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