

# MODERN INDUSTRIAL UNITS TO LET



From **641**Sq.Ft. — **1,583**Sq.ft. approx. G.I.A.

Plymouth Road Industrial Estate

Plymouth Road

**SLOUGH**

Berkshire

SL1 4LP

**Small Industrial Units Suitable Light Workshop / Storage Use**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Windsor office 01753 851251



## Location & Description

The estate can be found located within the Slough Trading Estate. The trading estate is a well established location for many small and global businesses.

The estate benefits from circa 11 food and beverage options, Nursery, Healthcare and Hotel facilities.

The units benefit from roller shutter door access, personnel door and WC. Some of the units further benefit from mezzanine floors as indicated within the table below.

The units have an internal clear height of 2.8m up to 4.95m apex.

Units 868 & 869 could be let to a single occupier.

## Accommodation

	Sq. Ft.	Rent
Unit 844	TBC	TBC
Unit 861	675	£17,500
Mez	259	
Total	934	
Unit 868	649	£14,300
Unit 869	655	£14,500

*Approx gross internal area (GIA)*

## Terms

Rent: See table,

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

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

Service charge is estimated at 0.75p psf.

## Business Rates

The billing authority is Slough Borough Council

Subject to certain criteria having been met, it is likely that prospective tenants will qualify for small Business Rates relief. We suggest applicants contact the ratings officer directly at Slough Council to confirm.

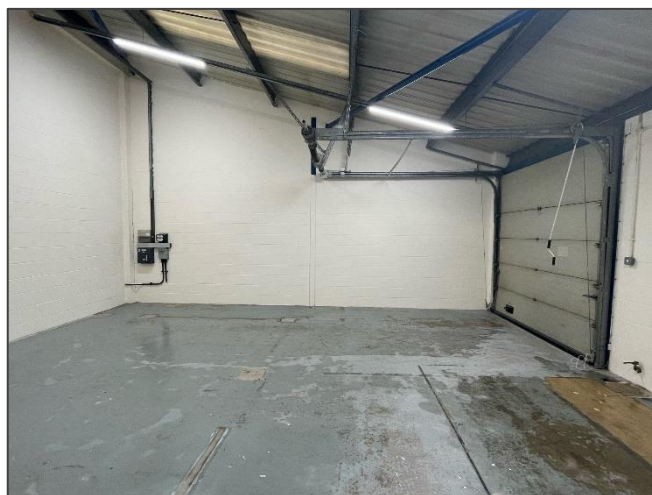
## Legal Costs/VAT

Each party to bear their own professional and legal costs.

The property is elected to pay VAT.

## Energy Performance Rating

TBC



## Viewing and further information

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**CROFT**

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