



TO LET

480 BATH ROAD, SLOUGH SL1 6BB

INDUSTRIAL / WAREHOUSE UNIT – 43,598 SQ FT

DESCRIPTION

The property comprises a warehouse / production facility with two storey offices, mezzanine floor and an electric roller shutter loading door. Externally the property has a large secure gated yard and additional parking spaces at the front. Works are to be undertaken to over-clad the roof which will have a guarantee for 25 years.

The offices have been fitted to a high standard with air conditioning, break out areas, private meeting rooms, canteen and reception. The warehouse has a clear height of 6m rising to 8.2m, 3 phase power, excellent natural light, concrete floor and LED lighting.

The property has planning consent for B2 & B8 uses and benefits from the following amenities:

- ▶ 3 Phase Power and Gas
- ▶ LED lighting
- ▶ Additional mezzanine storage
- ▶ Secure gated yard (21,059 Sq ft)
- ▶ Clear eaves 6.0m rising to 8.2m at the apex
- ▶ Electric loading door (W:4.26m x H:4.45m)



ACCOMMODATION

480 Bath Road	Sq Ft	Sq M
Warehouse	29,212	2,713.88
Ground Floor Welfare / Offices	4,292	398.74
First Floor Office	9,130	848.20
First Floor Break Out Area	964	89.56
Total	43,598	4,050.39
Approx. Secure Yard	21,059	1,956.45

LOCATION

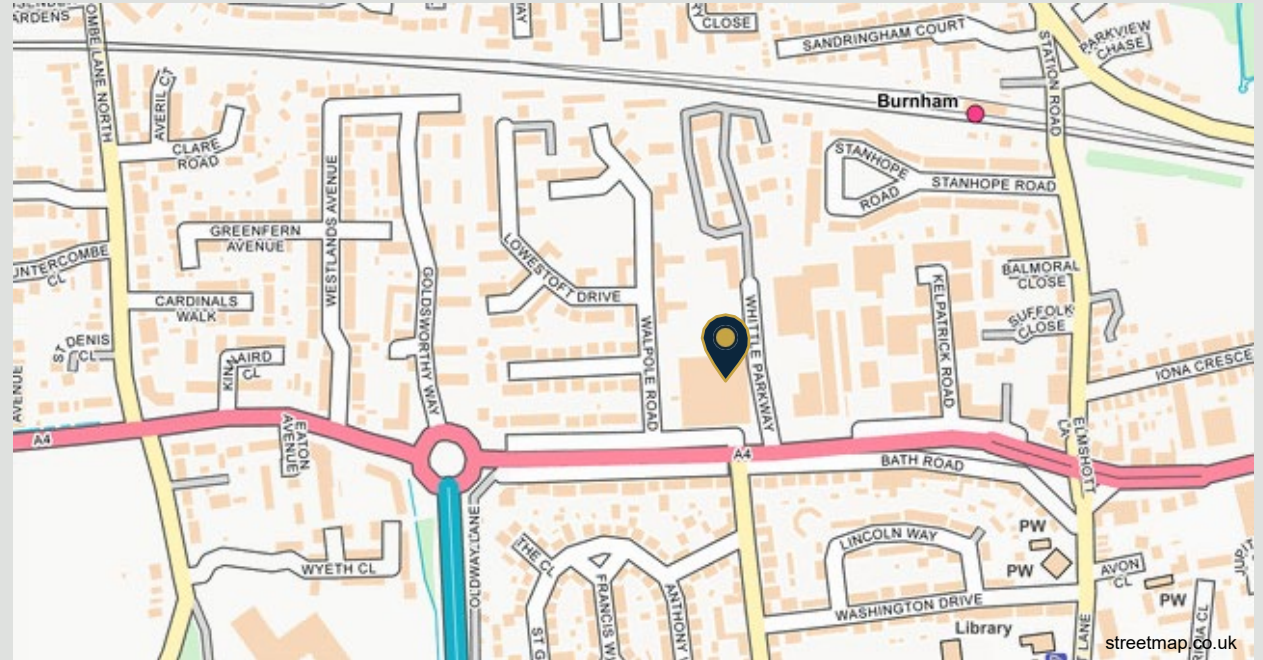
The property is situated in a prominent position fronting the A4, Bath Road in Slough and is within a mile of the motorway network at Junction 7 of the M4 which provides access to Central London, the M25 (9 miles) and the West.

Heathrow Airport is approximately 10 miles to the southeast and the Slough Trading Estate is approximately 1.8 miles northeast.

Public transport is also easily accessible with immediate bus services and the Burnham rail and underground station 0.5 miles away which provides services from Central London, Maidenhead and Reading among other stations.

Approximate road travel distances are as follows:

- ▶ M4 (Junction 7) - 0.9 miles
- ▶ M25 (Junction 15) - 9 miles
- ▶ Burnham Train and Underground Station (Elizabeth Line) - 0.5 miles
- ▶ Slough Town Centre - 4.5 miles
- ▶ Heathrow Airport - 10 miles
- ▶ Central London - 26 miles





LEASE TERMS

Available to let on a new FRI lease to be agreed.

Rent on application.

RATES

The property has a Rateable Value of £327,500, which equates to a Rates Payable of £178,815.

Applicants are advised to make their own enquiries via the billing authority Slough Borough Council.

DUE DILIGENCE

Any interested party will be required to provide the agent with information to comply with anti-money laundering legislation.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

VAT is applicable.

EPC

C-Rating, copy available upon request.

FURTHER INFORMATION

For further information or to arrange an inspection, please do not hesitate to contact:

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