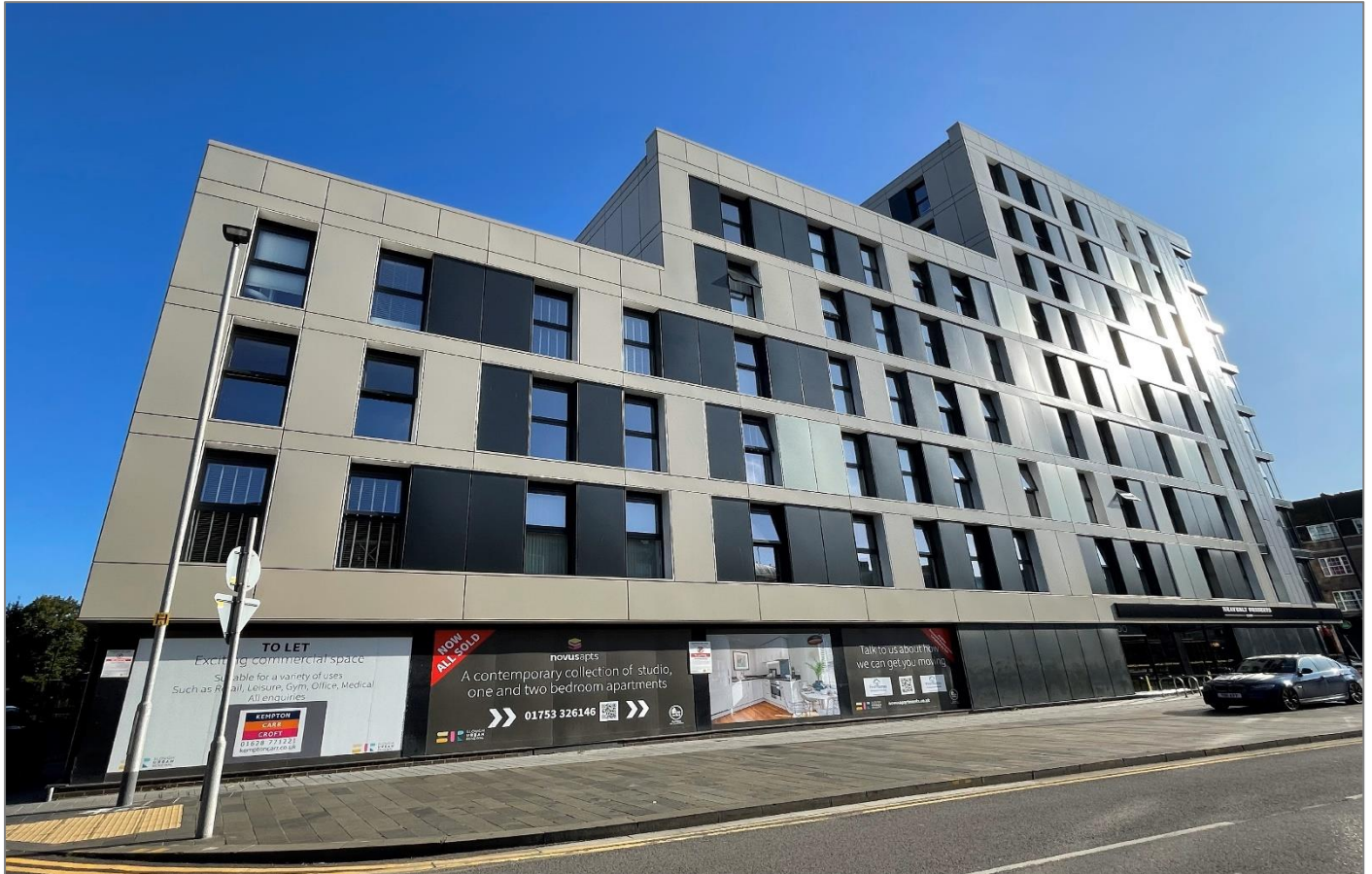


A Development By Slough Urban Renewal



EXCITING NEW TOWN CENTRE RETAIL DEVELOPMENT TO LET



2,394Sq.Ft. (222.42Sq.m.) approx. G.I.A.

Unit 2 The Old Library Site

High Street

SLOUGH

Berkshire

SL1 1GZ

Suitable for a variety of uses such as Retail, Leisure, Gym, Office & Medical

kemptoncarr.co.uk | Maidenhead office 01628 771221



Location

Located within the centre of Slough the accommodation can be found within the Old Library development which includes the Moxy and Residents Inn hotels and Novus Apartments. Positioned opposite the landmark Curve building and within walking distance of the railway and bus station.

The accommodation fronts the High Street and is within close proximity to multiple national and independent retailers, restaurants, Queensmere and Observatory Shopping Centres.

Description

The accommodation can be found within a new development, at ground floor level comprising of two lettable units. One of the units has now been let to Heavenly Desserts, their fit out is very impressive.

The remaining unit is presented in shell and core specification benefiting from 3.4m internal height.

The units benefit from water, gas and electric supplies and drainage. A refuse and condenser enclosure has been allocated to the units within the rear service yard, where rear servicing to the units can also be found. But no allocated parking is available.

Accommodation

	Sq. Ft.	M ²
Unit 1	LET TO HEAVENLY DESSERTS	LET TO HEAVENLY DESSERTS
Unit 2	2,394	222.42

Approx gross internal area (GIA)

Terms

Rent: £20 psf per annum exclusive.

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

Service charge is estimated at circa £2.12 per Sq. Ft.

The unit is offered To Let on a new full repairing and insuring lease, for a term to be agreed.

Business Rates

The billing authority is Slough Borough Council

Business rates are to be assessed following build completion.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The rent and service charge are subject to VAT.

Energy Performance Rating

A



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367

Mitchell Brooks

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Floor plan



Location Map



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PROPERTY CONSULTANTS