

# UNIT 1 ALBION CLOSE

SLOUGH | SL2 5DT

AVAILABLE IMMEDIATELY

TO LET

DETACHED WAREHOUSE/  
INDUSTRIAL UNIT

**23,510 sq ft**  
(2,185 sq m)

- > 6.1M CLEAR INTERNAL HEIGHT
- > EASY ACCESS TO M4
- > DESIGNATED ACCESS AND YARD AREA
- > 35KN/SQM FLOOR LOADING
- > 2 GROUND LEVEL LOADING DOORS
- > UP TO 240 KVA AVAILABLE
- > ALLOCATED OFFICES WITH SECURE ACCESS
- > UNRESTRICTED HOURS OF USE
- > 32 CAR PARKING SPACES
- > SECURE YARD
- > ON SITE CCTV



## LOCATION

Albion Close is an established industrial location accessed off Petersfield Avenue. The amenities of Central Slough are in walking distance, as is Slough Rail Station which provides fast services into Central London and Reading (including Crossrail). The property benefits from quick easy access to J5 & J6 M4 and onwards to the M25 and Heathrow. Occupiers in the immediate vicinity include Howdens, Magnet, Euro Car Parts, Kia and Dulux.

## DESCRIPTION

The property is a detached warehouse of steel portal frame construction, with floor loading capacity of 35kn/m<sup>2</sup>, two full height electric roller shutter doors, warehouse heating, minimum eaves height of 6.1 metres and translucent roof lights.

Externally there is a canopied loading yard and parking for up to 32 cars. All mains services are provided, with up to 240kVA available.

The unit has been recently refurbished to a high standard and all or part of the premises is available by way of a new lease, for terms to be agreed.

## EPC

E62. A copy is available on request.



## ACCOMMODATION

	Sq ft (GIA)	Sq m (GIA)
<b>Ground floor</b>		
Warehouse	18,036	1,676
Offices	2,753	256
<b>First floor</b>		
Office	2,721	253
<b>TOTAL</b>	<b>23,510</b>	<b>2,184</b>

## PLANNING

B1 (c), B2, B8 with unrestricted hours of use.

## BUSINESS RATES

The current rateable value is £195,000.

Interested parties should confirm the annual Rates Payable with Slough Borough Council.

## TERMS

The building is available on a new lease for terms to be agreed. Rent on application.

## FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint agents:

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