

SLOUGH

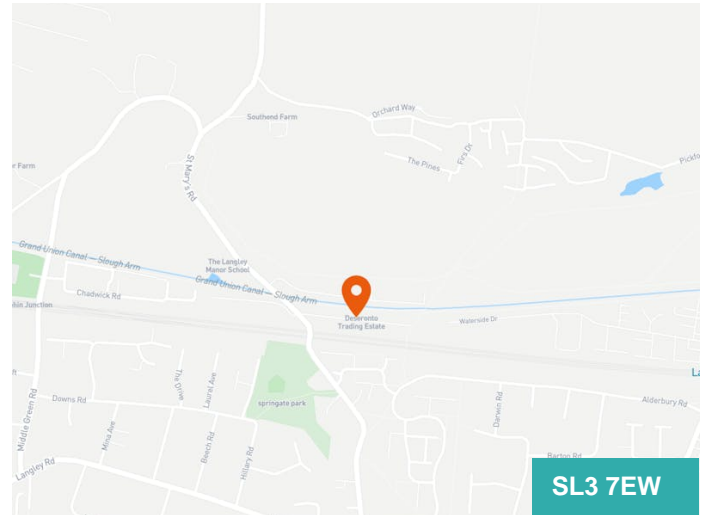
**Units K1 & K2 Deseronto
Trading Estate, St Mary's
Road, SL3 7EW**



INDUSTRIAL/LOGISTICS / OFFICE / INDUSTRIAL / WAREHOUSE FOR SALE

2,203 TO 4,413 SQ FT

- Available via Long Leasehold 900+ Years
 - Currently converted to an office
 - Clear internal height is 5.59m, rising to 6.23m at the apex
 - Close proximity to Junction 5 M4
 - 0.5 miles from Langley Rail Station
 - Units can be sold separately
 - Large car park at the front
 - 3.9 miles from Heathrow Terminal 5
 - 28-car parking spaces
- BEST BIDS - MID DAY FRIDAY 23RD FEB**



Summary

Available Size	2,203 to 4,413 sq ft
Price	Offers in excess of £1,100,000
Rates Payable	£9.51 per sq ft
Rateable Value	£82,000
VAT	To be confirmed
EPC Rating	Upon Enquiry

Description

Units K1 and K2 comprises a detached warehouse building of steel truss frame with brick elevations under a multi-pitch roof. The premises benefits from a traditional warehouse which is currently fitted throughout as an office. The units both provide full mezzanine floors which provides a series of open plan offices and ancillary storage space. Unit K1's mezzanine totals 385 sq ft and Unit K2's totals 1,576 sq ft. There is an option to keep the mezzanine if the purchaser wishes. The wider estate is well maintained with a gated entrance and a gate house.

K1 has 8 parking spaces and K2 20 parking spaces allocated to the property.

Location

The units are located on Deseronto Trading Estate, an established industrial estate in Langley, close to the town centre. The area is well positioned to serve both Slough, Heathrow, and the wider West London and Thames Valley Markets.

Accommodation

The accommodation comprises the following ground floor areas:

Name	Floor/Unit	sq ft	sq m	Availability
Unit - K1	Unit	2,203	204.67	Available
Unit - K2	Unit	2,210	205.32	Available
Total		4,413	409.99	

Viewings

Please contact Vail Williams for an appointment to view.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant, and any beneficial owner together with evidence identifying the source of funds relied upon to complete the transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 02/04/2024

