



Key Points:

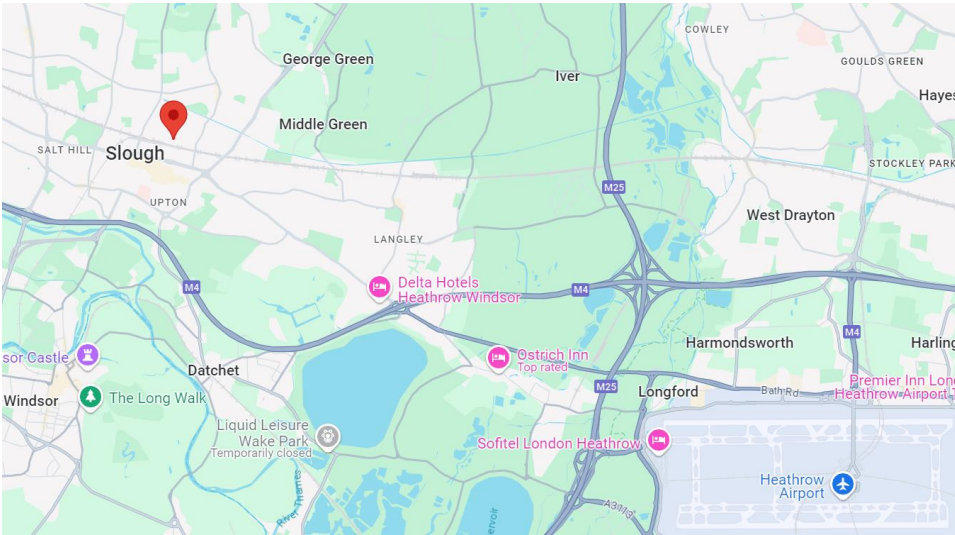
- Rare Freehold Opportunity
- Private/Commercial MOT Centre / Vehicle repairs
- Level access loading door
- 9m clear internal height
- Strategic M4 corridor location
- Excellent public transport and road connections
- FF office fitted with additional mezzanine storage

FOR SALE

Unit 14, Slough Interchange Industrial Estate

Whittenham Close, Slough, Berkshire, SL2 5EP

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LOCATION

The property is strategically located in Slough Town Centre close to the Elizabeth Line station, providing high speed link to London Paddington Station. There is also good access to the M4 at J5/6 and Heathrow Airport is 7.5 miles to the east.

FLOOR AREAS

The Property has the following approximate gross internal (GIA) floor areas

	Area (Sq ft.)	Area (Sqm)
Warehouse	7,014	651.5
1/F Office	1,266	117.6
Total	8,280	769.1

Description

Unit 14 is a steel frame warehouse with metal cladding. Internally, the unit is fitted out as a private/commercial MOT service centre and vehicle repairs.

The eaves height is 8.26m, rising to 9m. The unit has a reception on the ground floor with a mezzanine for storage and an office area on the first floor.

Externally, the unit benefits from level access loading door and ample loading provision, with 12 designated parking spaces. Located in an established trading centre, other tenants include Howdens, Magnet Kitchens and UK Roofing Supplies.

Price

Price on Application

Energy Performance Rating

TBC

Terms

Freehold sale with vacant possession on terms to be agreed. Further details available upon request.

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

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

VAT

All prices and other costs quoted exclusive of VAT.



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