



### DESCRIPTION

Occupying a prime High Street location, a self-contained first floor office with a ground floor foyer/reception.

- Prominent High Street location.
- Self-contained entrance/reception.
- Suitable for alternative uses, subject to usual consents.
- Signage opportunity to the front.

### TERMS

Available on a new lease on terms to be agreed.

### RENT

Rent on application

EPC Asset rating E 105

### BUSINESS RATES.

The billing authority is the Slough Borough of Slough (for the total area)

Rateable Value £37,750 (2023)

Current rates payable TBA

## FIRST FLOOR OFFICES 164-168 HIGH STREET SLOUGH BERKS SL1 1JP

**First floor High Street offices with self-contained ground floor foyer/reception.**

### SIZES (all sizes are approx)

Ground Floor 10.23 sq m (110.11 sq ft)

First Floor Offices 259.86 sq m (2797.11 sq ft)

Kitchen 9 sq m (96.88 sq ft)

Female Toilet 8.92 sq m (96.01 sq ft)

Male Toilet 4 sq m (43.06 sq ft)

Plant room 9.75 sq m (104.95 sq ft)

Lobby/inner hall 12.46 sq m (134.12 sq ft)

**Total 402.1 sq m (4328.17 sq ft)**

### LEGAL COSTS

Each party to bear their own legal costs in this matter.

### VAT

All charges are quoted exclusive of VAT

### LIMITATIONS

All sizes are approximate and not to be relied upon for any purposes. We recommend that incoming tenants investigate all planning matters and uses and measure the premises.

### VIEWING

Via Focus Commercial 01753 770124

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