

TO LET



The Ten Building Wellcroft Road, Slough, SL1 4AQ

Warehouse / Production Facility with Ancillary Offices

17,579 sq ft

(1,633.14 sq m)

- Allocated parking
- Eaves height of 3.65m rising to 6.62m at the apex
- Ancillary offices
- Secure gated loading bay
- 2x Loading doors
- 3 phase power & gas
- Kitchen & WC's
- Close proximity to Slough railway station (Elizabeth Line)

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Summary

| Available Size | 17,579 sq ft |
|----------------|--|
| Rent | £195,000.00 per annum |
| Business Rates | Interested parties are advised to contact Slough Borough Council to obtain this figure |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

The subject premises comprise a warehouse / production facility with ancillary offices prominently located on Wellcroft Road. Office accommodation is located on the first and ground floor, with the warehouse located to the rear of the premises. Access is gained via two roller shutter doors benefiting from a secure gated loading bay to the side of the building. The unit further benefits from 3 phase power, kitchen & WC facilities with allocated parking located to the front of the unit.

Location

The site is situated on Wellcroft Road just of off Bath Road and is within close proximity to from Slough railway station (Crossrail – Elizabeth Line) and only approx. 6 min drive to Slough Town Centre.

The site benefits from good communication links being in close proximity to the M4, which in turn leads to the M25, Heathrow Airport, Reading & Central London.

Travel Distances

M4 (Junction 6) - 1.2 miles M25 (Junction 15) - 6.2 miles Slough railway station (Elizabeth Line) - 1.3 miles Slough Town Centre - 1.1 miles Heathrow Airport (T1, T2 & T3) - 10.5 miles Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II as amended.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

| Description | sq ft | sq m |
|--|--------|----------|
| Warehouse / Production Facility and Ground Floor Offices / Showroom | 14,961 | 1,389.92 |
| First Floor Offices | 2,618 | 243.22 |
| Total | 17,579 | 1,633.14 |







Viewing & Further Information



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Viewings

Strictly by appointment only with sole agents.

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