



TO LET - 5,940 sq ft Industrial unit
Industrial Unit available on Slough Trading
Estate.
954 Yeovil Road, Slough, SL1 4NH



Industrial unit available, 954 Yeovil Road, SL1 4NH

Location

- This unit is available on the established and well managed Slough Trading estate.
- The area provides easy access to large labour pool of the Thames Valley
- Excellent public transport links with proximity to both Slough Station and Burnham Station, allowing travel to central London in 20 minutes.
- Proximity to the M4 Motorway with central London only 23 miles away

Description

The unit will be available at the end of September and comprises of a single unit with 5,940 sq ft of total floorspace. It benefits from an ideal location with excellent transport links both by road and by rail.

Area	Sq Ft	Sq M
Total	5,940	551.84

Tenure

The unit is available by way of a new lease on terms to be agreed.

Rent

Available on application to the marketing agents.

Business Rates

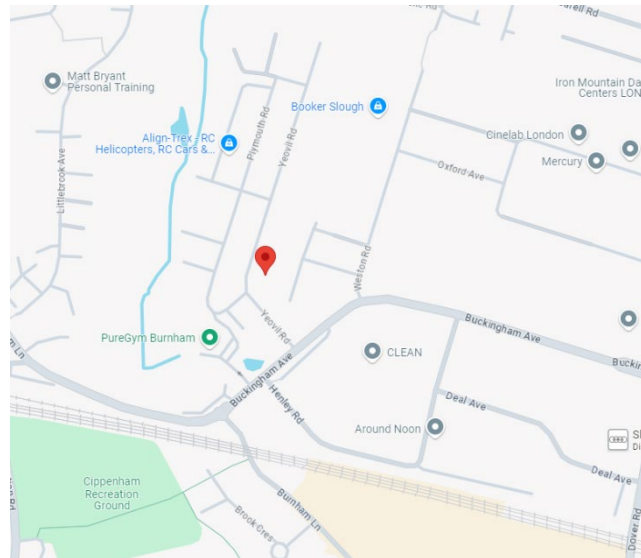
The unit has not yet been assessed and further information will be provided.

Legal Costs

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

VAT

VAT will be charged at the standard rate.



Get more information

Chris Proctor

+44 (0)7798690234

Chris.Proctor@avisonyoung.com

Will Seagon

+44 (0)7765055020

William.Seagon@avisonyoung.com

Sam Vyas

+44 (0)7962362708

Sam.Vyas@avisonyoung.com

Saffron Harding

+44 (0) 7786419663

Saffron.Harding@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.