

TO LET

764 Sq.Ft. (70.98 Sq.M.)



Plymouth Road
Industrial Park, Slough

849	B.L.G.	852	Surgical Solutions Ltd
843	The Tyre Shop	853	HP International Marketing
848	TM AUTO SERVICE (MOT) LTD	852	C E Fagg (engineering) Ltd
847	TM AUTO SERVICE (MOT) LTD	853	DriveTech Autos Limited
846	BORESCOPE	853	DriveTech Autos Limited
849	Countec	855	PeniCraft
850	Mark 4 Auto Air Conditioning	844	A J Hicks & Associates
851	VRT	857	DSR PERFECTION
852	VRT	846	Golden Crunchy
853	T W Signs & Designs	849	PPP SPRL
854	SAYS Master Detailing	870	Tek Solutions
855	Hench Gear Nutrition Ltd	871	SFS FIRE Engineering
856	VRT	869	SFS FIRE Engineering
857	CSC (SL) Ltd	872	Bella Engineering Products Ltd
858	Techiam IT	874	Bella Engineering Products Ltd
859	OL SORTS AFRICAN FOODS Ltd		

For details of vacant units please contact
01753 875805

Slough



Unit 855 Plymouth Road Industrial Estate, Slough, SL1 4LP

INDUSTRIAL UNIT

- Small Business / Industrial Unit
- Roller-Shutter Door
- LED Lighting
- WC & Coffee Station



Windsor
01753 851251

UNIT 855 PLYMOUTH ROAD INDUSTRIAL ESTATE, SLOUGH, SL1 4LP

Location

The estate can be found located within the Slough Trading Estate. The trading estate is a well established location for many small and global businesses. The estate benefits from circa 11 food and beverage options, Nursery, Healthcare and Hotel facilities.

Description

The unit benefits from roller-shutter door access, personnel door and WC. There is a timber framed mezzanine floor, which can remain or be removed by the prospective tenant as needed.

The unit is NOT suitable for motor-trade related use and has 2 allocated car parking spaces.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Storage / Workshop	634	58.9
Mez Floor	285	26.48
TOTAL (GIA)	764	70.98

Rent

£15,000 Per Annum Exclusive

The above rent is exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

Terms

A new Full, Repairing and Insuring Lease is available direct from the Landlord on terms to be agreed.

Business Rates

The billing authority is Slough.

Rateable Value: £11,750

We suggest the amount, and actual rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs

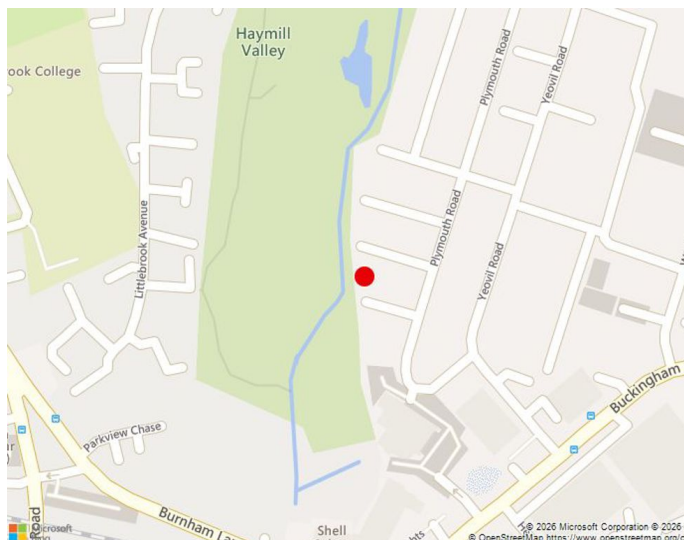
Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

The Property is elected to pay VAT

Energy Performance Rating

B-50



Mitchell Brooks
07818 117021
mitchell.brooks@kemptoncarr.co.uk



Alfie Green
07435 610202
alfie.green@kemptoncarr.co.uk

Viewing Arrangements:

Please contact sole agent, Kempton Carr Croft, for further information / viewing arrangements.

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Kempton Carr Croft has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Kempton Carr Croft have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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