

FOR SALE

20,708 Sq.Ft. (1,923.77 Sq.M.)



Retriever House, Petersfield Avenue, Slough, Berkshire, SL2 5DU

TOWN CENTRE INVESTMENT / DEVELOPMENT / OWNER OCCUPIER OPPORTUNITY

- Rare Industrial Freehold Opportunity
- Potential For Redevelopment (STP)
- Ideal Owner Occupier Motor-Trade Opportunity
- Potential For Community Use / Place Of Worship / Gathering (STP)
- 0.628 Acre Site



Windsor
01753 851251

RETRIEVER HOUSE, PETERSFIELD AVENUE, SLOUGH, BERKSHIRE, SL2 5DU

Location

The property is located outside of the trading estate to the North East of the Town Centre, within the popular Petersfield Avenue industrial area. The property is well connected positioned within 2 miles of the M4 and walking distance of the town centre. The train station is only a 5 minute walk from the property.

Description

A detached industrial unit, having been constructed in the late 1960's / early 70's, used for light manufacturing for many years. The unit can be found within a 0.628 acre plot, with access from Albion Close & Petersfield Avenue.

The unit has a mixture of accommodation, ranging from low height manufacturing / storage space, office and a main central warehouse of concrete frame with asbestos sheet roofing, benefiting from 4m eaves raising to 5m under the haunch. The main warehouse currently has a mezzanine floor within it, which will remain.

The unit is in need of modernisation throughout. The opportunity would well suit an owner occupier in the motor-trade type industry, continued manufacturing or storage and distribution uses. There is also the potential for redevelopment of the existing building into a single modern industrial, or potentially a terrace of modern small industrial units, subject to planning permission.

The property may also suit leisure uses, like gymnasiums, padel sports or indeed place of worship / gathering, all of which would require a planning permission for the change of use.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor Offices / Picking Packing Space	2,165	201.13
Low Level Warehouse / Industrial Space	4,655	432.45
Warehouse / Industrial Space	9,770	907.63
First Floor Office	2,288	212.56
First Floor Rear Office / Store	1,830	170.01
TOTAL	20,708	1,923.77

Investment Details

The property is being sold with vacant possession.

Industrial rents within Slough range from £15psf up to mid-twenties. Our agents are happy to discuss the rent potential of this unit with interested parties, as needed.

Price / Terms

Offers are sought in the region of £2,945,000.

The freehold is available with Vacant Possession on terms to be agreed by negotiation.

Although the property would well suit a variety of uses, as indicated above. The current owner's are seeking only UNCONDITIONAL offers, they will not entertain any subject to planning offers.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful purchaser to provide various documentation such as identification and proof of funds before the sale can progress, of which there is a small charge affiliated.

Business Rates

The billing authority is Slough Council

Rateable Value: £144,000

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

Legal Costs

The prospective purchaser is to be responsible for the vendor's reasonable professional and legal costs.

VAT

The property is not elected to pay VAT, which is of benefit when calculating the stamp duty.

Energy Performance Rating

F-148

Viewing Arrangements:

Please contact sole agents for further information.



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



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

