

TO LET

MODERN CAR SHOWROOM, PDI FACILITY & WORKSHOP SLOUGH

Three buildings on individual leases

756 Dover Road / 2b Buckingham Avenue /
750-751 Deal Avenue Slough SL1

- > Three leasehold properties combining to provide a premium auto facility
- > Available as a whole or potentially individually
- > Prominently located at the heart of Slough Trading Estate
- > A short distance from the A4 Bath Road with excellent access to the M4 motorway
- > Nearby occupiers include Nissan, Hyundai, Honda, Mercedes-Benz, Travis Perkins, B&Q, Black & Decker, M&S Food, Europcar & Mars Wrigley





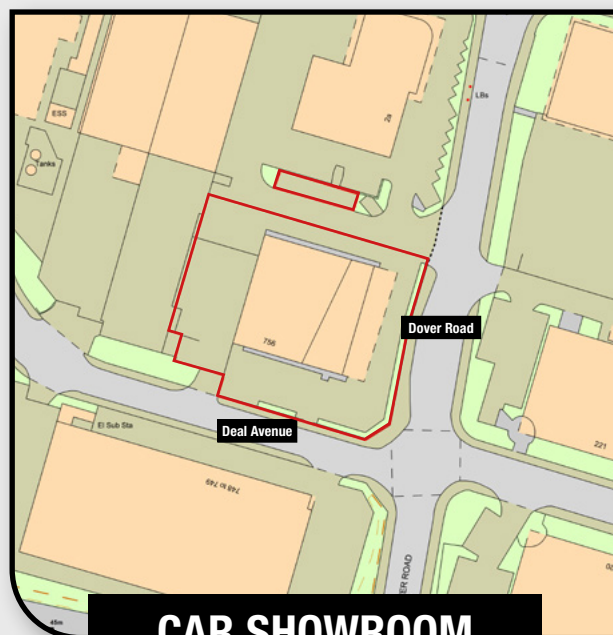
Location

Slough is located in Berkshire, 20 miles west of Central London and 19 miles north-east of Reading with a population in excess of 143,000 (2021 census).

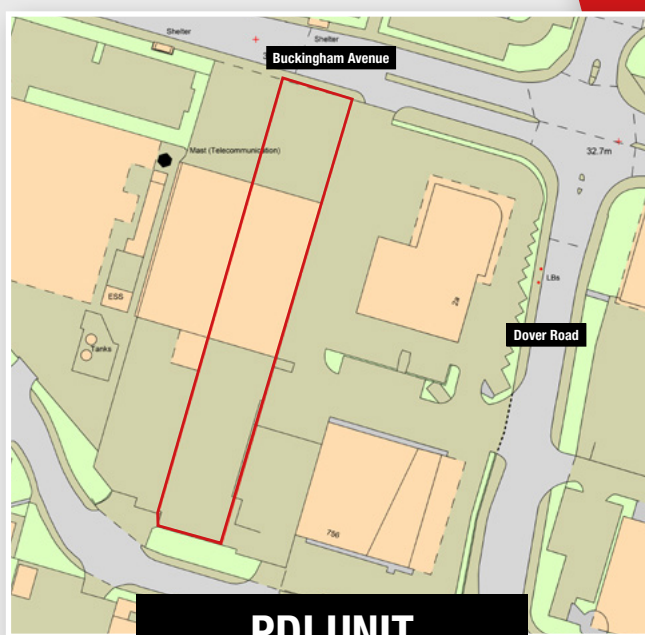
The properties are situated at the heart of Slough Trading Estate within 100 metres of each other, a short distance from the A4 Bath Road which provides rapid access to the M4 motorway and in turn the intersection of the M4, M40 and M25 motorways. Slough town centre is approximately two miles to the east.

Slough Trading Estate comprises 474 acres of mixed commercial uses and is the largest privately owned business park in Europe with in excess of 600 buildings and 400 occupiers.

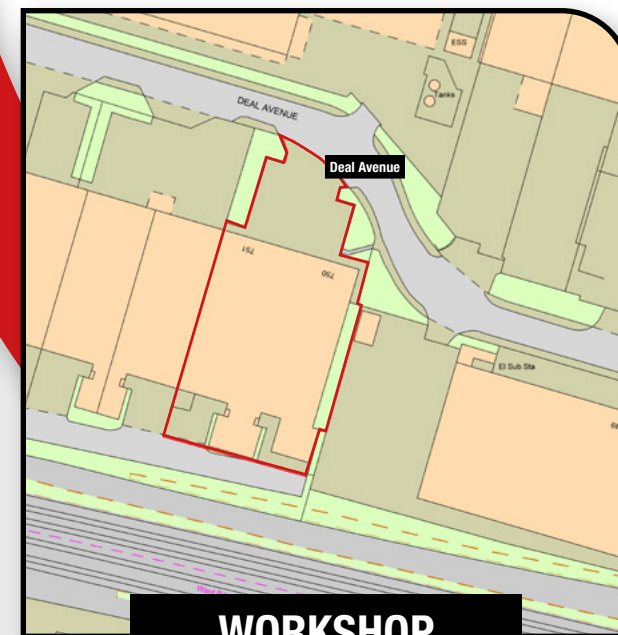
Occupiers in the immediate area include Nissan, Hyundai, Honda, Mercedes-Benz, Travis Perkins, B&Q, Black & Decker, M&S Food, Europcar & Mars Wrigley.



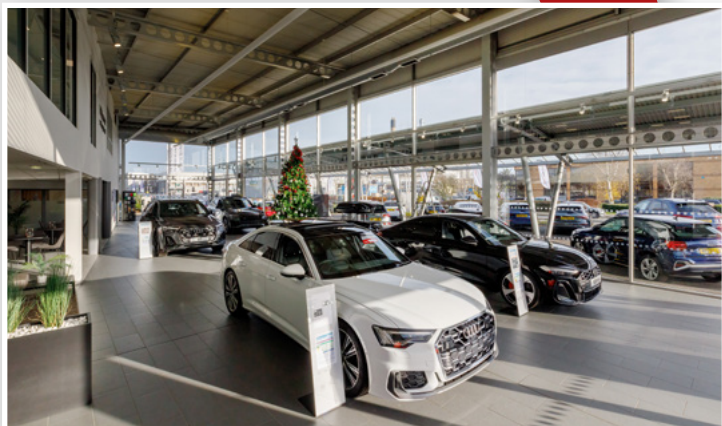
CAR SHOWROOM



PDI UNIT



WORKSHOP



CAR SHOWROOM

756 Dover Road, Slough SL1 4RF

A prominent modern standalone car showroom with first floor offices, surrounded by external car display and customer parking.

Internally the accommodation presents well with tiled flooring (carpet tiles to first floor offices), suspended ceilings, LED lighting and air conditioning.

There are two internal display areas (front and rear) each capable of displaying a minimum of five vehicles with a central customer reception, consultation and waiting area.

WCs and a kitchenette are located on the ground floor.

Rating

Car Showroom & Premises (including the PDI unit)
Rateable Value £302,500.

EPC

Current rating 71C, valid until 22nd March 2033.

Tenure

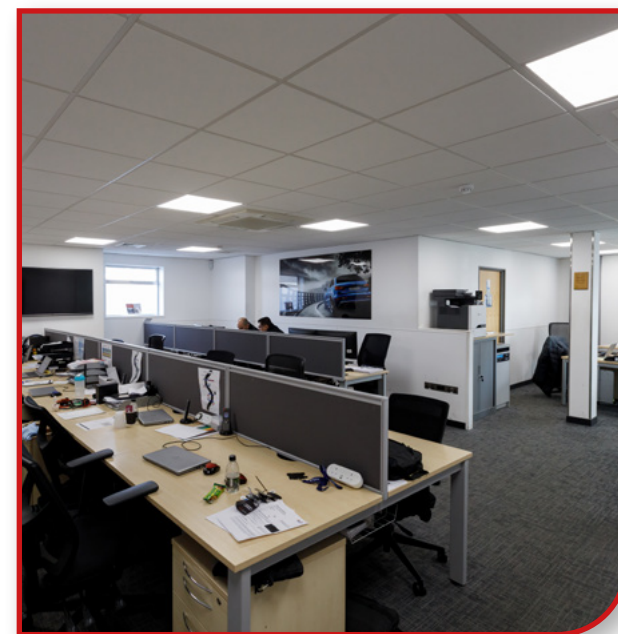
Full repairing and insuring lease until 24th June 2028 at a passing rent of £195,000 per annum.

Service Charge

Circa £2,000 per annum.

Floor Areas

	SQ M	SQ FT
Accommodation		
GF Showroom, offices & ancillary	925.7	9,964
FF Offices, ancillary & plant	214.5	2,309
TOTAL GIA	1,140.2	12,273
External Spaces		
Front Display	18	
Side Display	31	
Customer Parking	20	
Rear Compound	19	
TOTAL SPACES	88	



PDI UNIT

2b Buckingham Avenue, Slough SL1 4PF

A prominent standalone single storey industrial / warehouse unit.

Constructed with brick elevations and a curved single span timber roof on timber Belfast trusses.

The unit benefits from generous car parking and yard areas accessed via roller shutter loading doors to the front and rear.

Office, WCs, kitchenette and canteen.

Currently fitted out with 3 x 3000 kg scissors lifts, 2 x paint booths and a photo booth with turntable.



Floor Area

GIA: 783.5 sq m (8,434 sq ft).

Minimum Eaves

4.0m

Rating

Currently included within the showroom assessment.

EPC

Current rating 79D, valid until 21st February 2032.

Tenure

Full repairing and insuring lease until 24th June 2028 at a passing rent of £156,011 per annum.

Service Charge

Circa £600 per annum.





WORKSHOP

750-751 Deal Avenue, Slough SL1 4SH

A modern end of terrace, double bay, single storey industrial / warehouse unit.

Concrete portal frame construction with brick and metal sheet cladding, high level glazing and roof lights.

The unit benefits from generous car parking and yard areas accessed via roller shutter loading doors to the front and rear.

Offices, WCs and canteen in linked block at the rear.

Currently fitted out with 17 ramps, MOT bay, additional offices and secure parts store and with two valet bays at the rear.



Floor Area

GIA: 1,713.7 sq m (18,446 sq ft) plus external valet 60.8 sq m (654 sq ft).

Minimum Eaves

5.3m

Rating

Workshop & Premises Rateable Value £194,000.

EPC

Current rating 66C, valid until 21st February 2032.

Tenure

Full repairing and insuring lease until 24th June 2028 at a passing rent of £341,251 per annum.

Service Charge

Circa £2,750 per annum.





Terms

The properties are offered by way of separate assignment of the existing leases or by means of underletting.

VAT

The properties are registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The tenant(s) will be required to provide full AML information.

Visit our website:
www.latitudere.co.uk

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