



5 Business Village, Wexham Road, Slough,
Berkshire, **SL2 5HF**

FOR SALE Upon instructions of the
Court Appointed Receiver

INDUSTRIAL UNIT APPROXIMATELY 320.19 SQ.M
(3,336 SQ. FT)

CONTACT

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KEY CONSIDERATIONS

- Industrial/Storage/Business Unit
- Approximately 320.19 sq.m (3.466 sq.ft)
- Parking spaces to front of unit
- 1 additional car parking space within title
- Located on an established and popular estate
- Centre of Slough within 0.5 mile
- Good public transport links



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LOCATION

Slough Business Village lies approximately 0.5 mile from the town centre and it benefits from easy access to the M4 (Junction 6 within 1.75miles), the A4 is less than 0.5 mile to the south and access to the M25 and M40 motorways are both within 4 and 6 miles respectively. The estate is on Wexham Road, which provides direct access to local bus routes and Slough railway station with access to the Elizabeth Line is nearby, situated between the property and the north of the town centre.

DESCRIPTION

The property comprises an industrial unit, that is typical in construction and character, with a steel truss frame, a northern light roof and corrugated asbestos cement panels to the southern pitch of the roof. The walls were blockwork, with steel profile cladding at the front.

The ground floor has a small entrance area accessed via a personnel door, opening into the main warehouse to the ground floor, with separate area to the side which is behind the main door. At the rear of the property is a small kitchen, together with male and female WCs. There are staircases at the front and rear to the mezzanine level, which was used for a combination of office and storage.

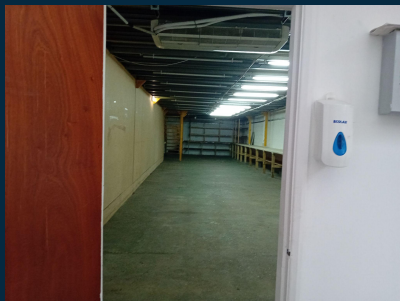
The title includes an area directly to the front of the unit, which could accommodate parking for one to two cars and one light goods van. In addition, there is a separate parking space within the title on a plot of land that is close to the entrance to the estate.

The property has 3 phase power, a small combi gas boiler serving radiators to part of the property and there are air-conditioning units to the front and rear of the ground floor (not tested). We hold on file and copies are available on request an Asbestos Management Survey, the EICR, GSC and Emergency Lighting certificate.

ACCOMODATION

In accordance with the International Measuring Practice and RICS Code of Measuring Practice, Sixth Edition we have undertaken a full measured survey of the property. We calculate the gross internal area (IPMS) to be as follows: -

Ground Floor:	Entrance, Warehouse, Storage, Kitchen and WCs:	211.15 sq.m	(2,273 sq.ft)
Mezzanine Floor:	Offices/Storage:	109.04 sq.m	(1,173 sq.ft)
Total:		320.19 sq.m	(3,446 sq.ft)



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TENURE INFORMATION

The property is held on one freehold titles:

- BK256986

OFFER TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

EPC

Energy Asset Rating is E.

Business Rates

The current rateable value is £27,250.

CONTACT US TO ENQUIRE



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Partner

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VAT

All figures quoted are exclusive of VAT.

PRICE

Offers in the region of £475,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.