



For Sale / To Let



All Enquiries

462 Bath Road, Slough, SL1 6BQ

6,771 sq ft (629 sq m)
with large 0.5 acre yard



- Prominent location with excellent frontage exposure.
- Short distance from M4, M40 & M25.



- Rare freehold opportunity.
- Secure site, with great potential for redevelopment.

Location

The available unit has excellent front road prominence onto the Bath Road (A4) the main route through the centre of Slough. Burnham Station, an Elizabeth Line station is withing walking distance being just 0.4 miles away. The location is highly popular with car showrooms , notable nearby occupiers include Jeep, Mini and Alfa Romeo.

Description

The available accommodation comprises a detached unit prominently facing onto the A4 Bath Road, suitable for a range of users particularly trade, industrial and warehouse users.

The subject property benefits from a large yard / parking area of 0.5 acres to the front of the property.

The unit benefits from the following features:

Unit 1

- Steel portal frame
- Trade counter retail style unit
- First floor fitted office space
- Mezzanine storage to rare
- 3.5 metre clear height rising to 4.26 metre at the apex
- Large 0.5 acre yard externally



Accommodation

The accommodation comprises the following GIA floor areas:

Unit 1	Sq Ft	Sq M
Warehouse	5,051	469.21
Office	1,720	159.71
Mezzanine*	1,257	116.18
Total GIA	6,771	628.99

Terms

The unit is available on a freehold basis with vacant possession.

Price / Rent: Upon application.

Business Rates

Interested parties are advised to make their own enquiries at Slough Borough Council.

Legal Costs

Each party to bear their own legal costs.

EPC Rating: EPC Rating C

Due Diligence: Any interested parties will be required to provide the agent with company information to comply with anti-money laundering legislation.

VAT: The sale of the property is subject to VAT at the prevailing rate where applicable.



Viewing & Further Information strictly by appointment only, please contact:

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*Mezzanine not included in area totals

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