

UNIT 3 ALBION CLOSE

SLOUGH | SL2 5DT

AVAILABLE APRIL 2023

TO LET

DETACHED WAREHOUSE/
INDUSTRIAL UNIT

18,974 sq ft
(1,763 sq m)

ABILITY TO ENHANCE ESG
CREDENTIALS THROUGH PV ROOF
PANELS AND EV CHARGING STATIONS

- > 3 LEVEL ACCESS LOADING DOORS
- > UP TO 30 PARKING SPACES TO BE NEGOTIATED WITHIN SECURE YARD (TO BE SIGNPOSTED)
- > SECURE FENCED SITE WITH CCTV AND ELECTRIC SLIDING ENTRANCE GATE



LOCATION

Albion Close is an established industrial location accessed off Petersfield Avenue. The amenities of Central Slough are in walking distance, as is Slough Rail Station which provides fast services into Central London and Reading (including Crossrail). The property benefits from quick easy access to J5 & J6 M4 and onwards to the M25 and Heathrow. Occupiers in the immediate vicinity include Howdens, Magnet, Euro Car Parts, Kia and Dulux.

DESCRIPTION

The property is a detached warehouse of steel portal frame construction, with floor loading capacity of 35kn/m², 3 level access loading doors, warehouse heating, minimum eaves height of 4.1 metres and translucent roof lights.

Externally there is parking for up to 30 cars. All mains services are provided.

The unit is undergoing a high quality refurbishment due to PC in April 2023 and is available by way of a new lease, for terms to be agreed.

EPC

To be confirmed upon completion of refurbishment.



ACCOMMODATION

	Sq ft (GEA)	Sq m (GEA)
Ground floor		
Warehouse	17,661	1,641
Ground floor offices & WCs	1,313	122
TOTAL	18,974	1,763

PLANNING

B1 (c), B2, B8 with unrestricted hours of use.

BUSINESS RATES

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

TERMS

The building is available on a new full repairing and insuring lease for terms to be agreed.

Rent on application.

FURTHER INFORMATION

To arrange a viewing or for further information please contact the joint agents:



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