

FOR SALE

RARE FREEHOLD OPPORTUNITY

VACANT POSSESSION



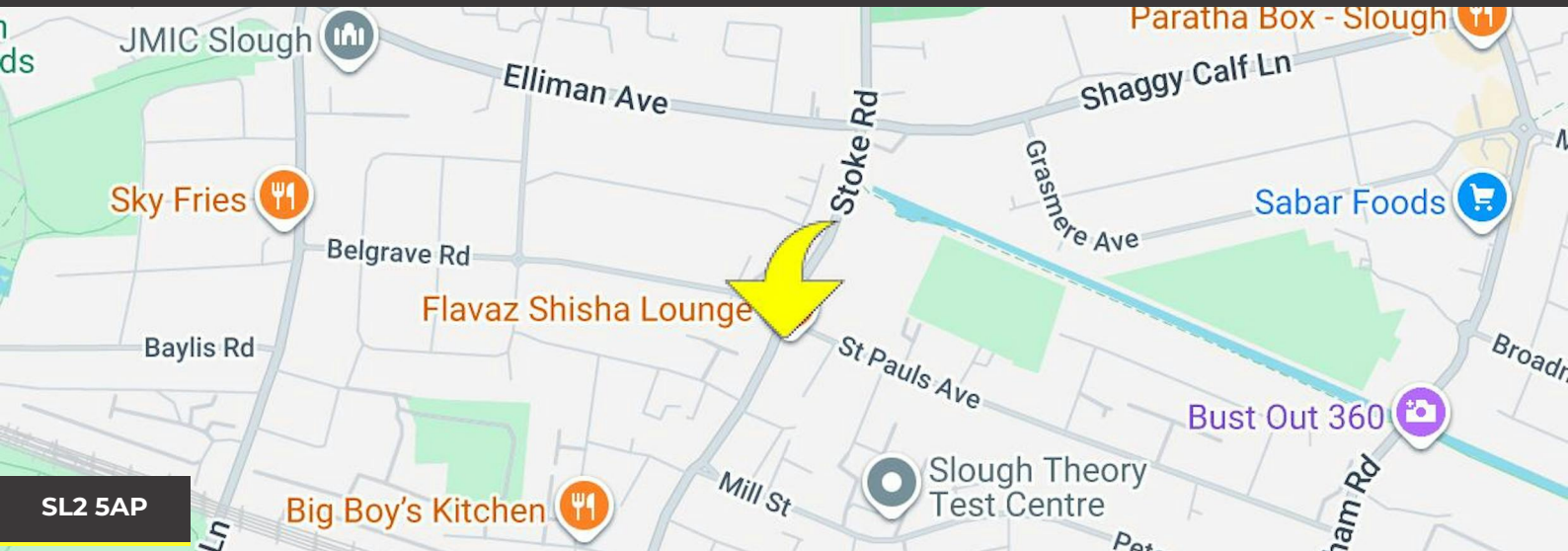
104 - 108 Stoke Road
Slough, SL2 5AP

4,939 SQ FT (458.85 SQ M)

- Rear yard for storage and loading
- Extensive glazed frontage
- Open-plan retail / trade counter area
- Basement (Currently used as storage)
- Lighting
- Close proximity to Slough Station (Elizabeth Line & Great Western Railway)
- Rear parking
- Double pedestrian door
- First-floor offices and storage
- 3 Phase power
- Kitchenette and WC
- Easy access to the M4 motorway network

Location

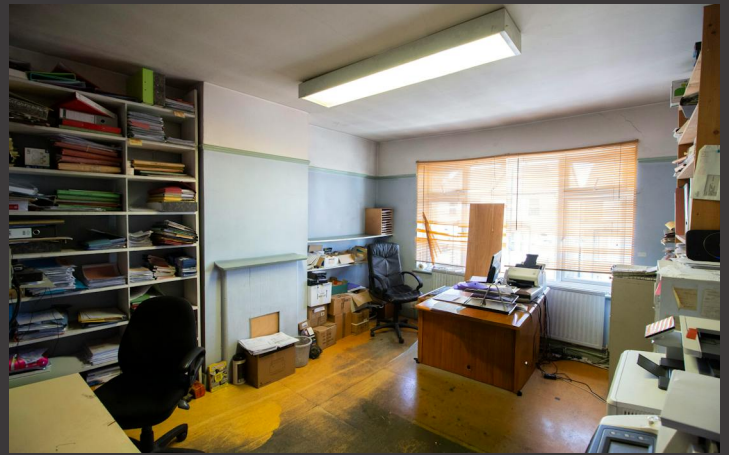
The property is prominently situated on Stoke Road (B416) just north of Slough Town Centre, benefitting from excellent visibility and high levels of passing traffic. The location offers exceptional transport links, positioned less than 0.5 miles from Slough Railway Station, which provides direct access to the Elizabeth Line and Great Western Railway for fast routes into Central London and Reading. Accessibility to the national motorway network is equally convenient, with the A4 (Bath Road) and Junctions 5, 6, and 7 of the M4 all within close proximity, providing a direct connection to the M25 and the wider South East.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Retail	1,616	150.13
First Floor	1,589	147.62
Basement	1,734	161.09
TOTAL	4,939	458.85
Rear Yard	4,218	391.87

All measurements are approximate. Interested parties to carry out their own survey to confirm these figures.



Summary

Available Size	4,939 sq ft
Tenure	Freehold
Price	£1,800,000
Business Rates	Interested parties are advised to contact the London Borough of Slough to obtain this figure.
Legal Fees	Each party to bear their own costs
VAT	We have been advised the sale will not be subject to VAT.
EPC Rating	Upon enquiry

Description

The property comprises a mid-terrace building of traditional brick construction. Originally configured as three retail units with two residential flats above, the premises have been reconfigured over time to create a single, substantial commercial unit with a large rear yard.

The ground floor now provides an open-plan retail and trade counter area, benefitting from a prominent glazed frontage that offers excellent visibility and strong branding potential. The first floor offers well-arranged ancillary office accommodation and additional storage, with further storage available within the cellar.

Externally, the property benefits from a secure and generous rear yard, suitable for loading, parking, and open storage, enhancing its appeal to trade, distribution, and showroom occupiers.

Tenure

Freehold.

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



For further information or to arrange a viewing, please contact sole agents:

Bal Panesar
020 3333 2222
bp@telsar.com

Jack Pay
020 8075 1238
jp@telsar.com

Misrepresentation

Telsar Ltd and its joint agents, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Telsar Ltd or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property. All rentals and prices are quoted exclusive of VAT.