

TO LET**MODERN HIGH BAY WAREHOUSE / INDUSTRIAL UNIT**

Unit 10 Chancerygate Business Centre

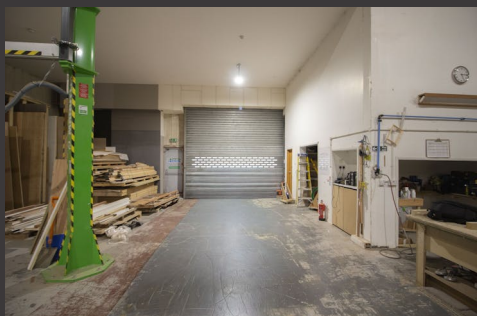
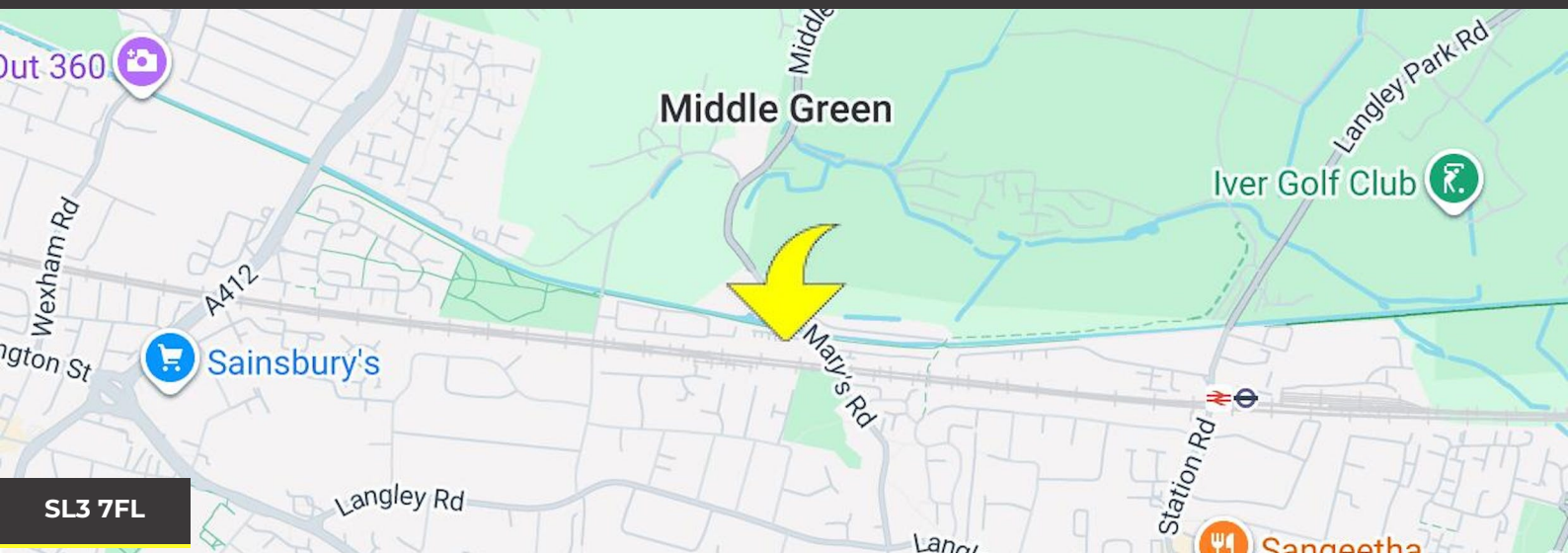
St. Mary's Road, Langley, Slough, SL3 7FL

7,424 SQ FT (689.71 SQ M)

- Min eaves height 7.53 rising to 9.17m
- Dedicated loading bay
- Mezzanine storage
- 3 Phase power & gas
- Staff canteen
- Concrete floor
- First floor office / storage accommodation
- Close proximity to Slough & Langley Stations (Elizabeth Line)
- Electric loading door (w: 4.3m h: 4m)
- 5x Dedicated parking spaces
- On-site manned security (8pm - 6am)
- WC's
- LED lighting
- Gas blower heater
- Close proximity to M4 & M25

Location

Chancerygate Business Centre is located just off St Mary's Road to the North West of Langley, approximately 1.5 miles away from Slough. Langley mainline station provides services to London Paddington and is in close proximity to the estate. Langley benefits from excellent links to the national motorway network including the M4 via Junction 5 which leads to the M25 at Junction 15 and further to the M40 to the north.



Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	6,080	564.85
First Floor Office	1,344	124.86
Total	7,424	689.71
Mezzanine	1,363	126.63

All measurements are approximate and measured on a gross internal area basis.



Summary

Available Size	7,424 sq ft
Tenure	New Lease
Rent	Rent on application
Business Rates	Interested parties are advised to contact Slough Borough Council.
Service Charge	Approx. £1.72 per sq ft.
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	C (73)

Description

The premises comprise an end of terrace steel portal framed warehouse building constructed, of low-level brick and block to profile clad elevations to a pitched roof arranged mainly over the ground floor with a clear open plan layout. Goods access to the warehouse is provided via a roller shutter loading door and a dedicated loading bay via the front of the property. The unit also benefits from allocated car parking and loading apron. Office accommodation is situated on the first floor and the current occupier has retrospectively installed a mezzanine for additional storage. The estate also benefits from manned security between 8pm - 6am.

Travel Distances

M4 (Junction 6) - 2.1 miles
M25 (Junction 15) - 4.5 miles
Slough Station (Elizabeth Line) - 0.9 miles
Langley Station (Elizabeth Line) - 0.9 miles
Slough High Street - 1.8 miles
Heathrow Airport (Terminals 2 & 3) - 7.4 miles

Source: Google Maps

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

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:

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