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End of terrace industrial/warehouse building on the well established Slough Trading Estate

343 Edinburgh Avenue

Slough, SL1 4TU

Industrial

TO LET

7,557 sq ft

(702.07 sq m)

- Avaliable by way of assignment
- Eaves height 5.52m
- 3 phase power
- 15 car parking spaces
- Electric roller shutter
- Rear loading bay area
- First floor offices

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Summary

Available Size	7,557 sq ft
Passing Rent	£126,041 per annum
Rates Payable	£43,680 per annum approx, from April 2026.
Rateable Value	£91,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

The property is an end terrace industrial unit providing warehouse space with eaves of 5.52m, partial mezzanine, first floor offices, a meeting room and storage space, served by a level access loading door. 15 car parking spaces - 10 the front of the building and 5 to the rear. 3 phase power supply.

Location

The property is located on Edinburgh Avenue, one of the main thorough fares of the Slough Trading Estate, located on the M4 with direct access to the M25 and M40 via Junctions 6 and 7. Heathrow is less than 9 miles. By rail, Slough Station is minutes from the estate, with fast mainline services to Paddington. The Elizabeth line provides direct access to Central London and The City.

Viewings

By arrangement with agent or joint agent:
Name: Max Buckland
Telephone: 07977 687267
Email: max.buckland@g-s.co.uk

Terms

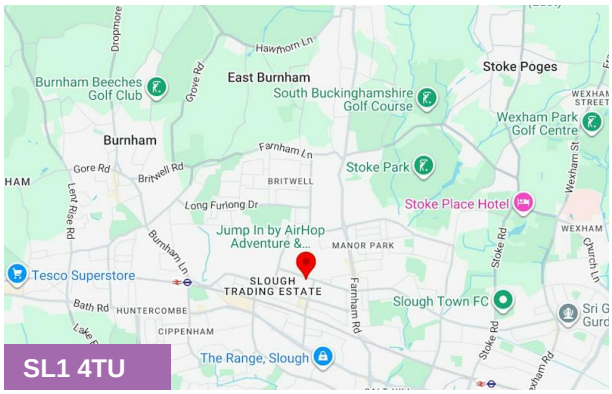
Available via assignment of the current lease, dated 1st October 2014 until 30th September 2029. The lease will be subject to the Landlord's consent, which will not be unreasonably withheld or delayed.

Business Rates

The tenant will be responsible for paying Business Rates directly to the Local Authority.







Viewing & Further Information



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