COMMERCIAL AGENCY

TELSAR

FOR SALE

RARE FREEHOLD OPPORTUNITY

VACANT POSSESSION



104 - 108 Stoke Road

Slough, SL2 5AP

4,939 SQ FT (458.85 SQ M)

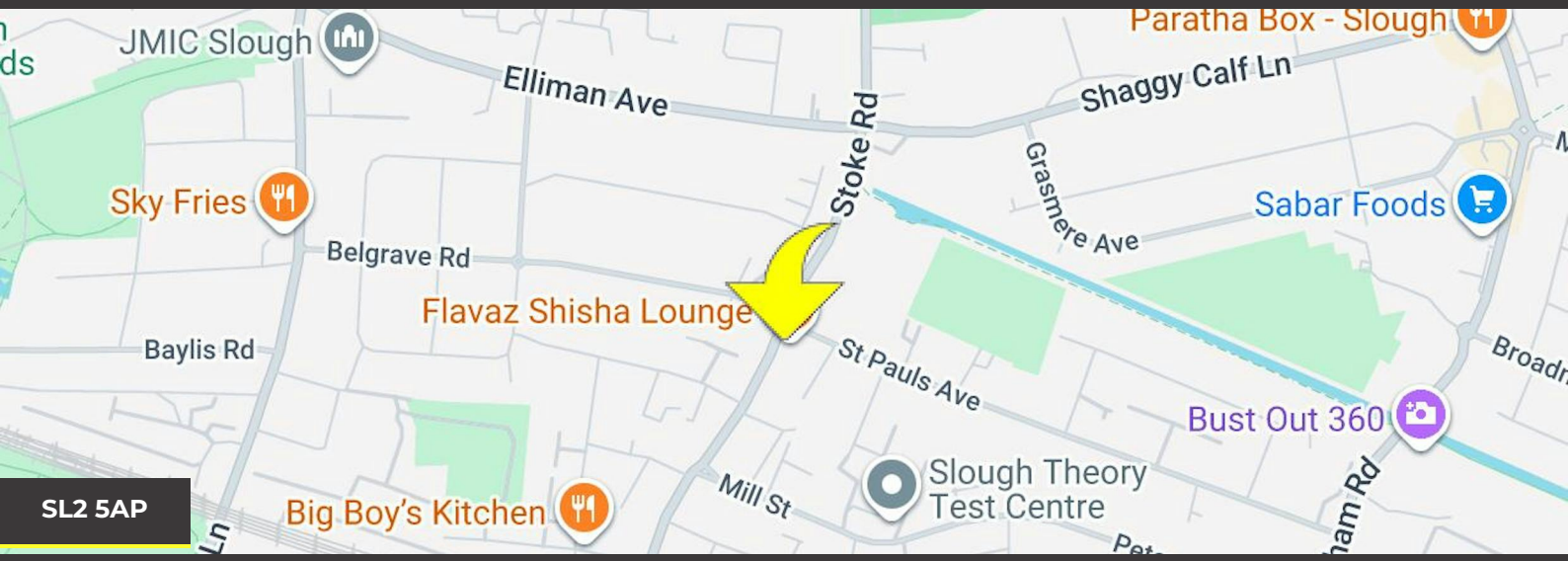
- Rear yard for storage and loading
- Extensive glazed frontage
- Open-plan retail / trade counter area
- Basement (Currently used as storage)
- Lighting
- Close proximity to Slough Station (Elizabeth Line & Great Western Railway)
- Rear parking
- Double pedestrian door
- First-floor offices and storage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

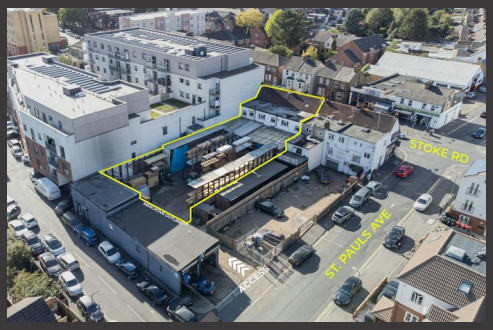
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Location

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

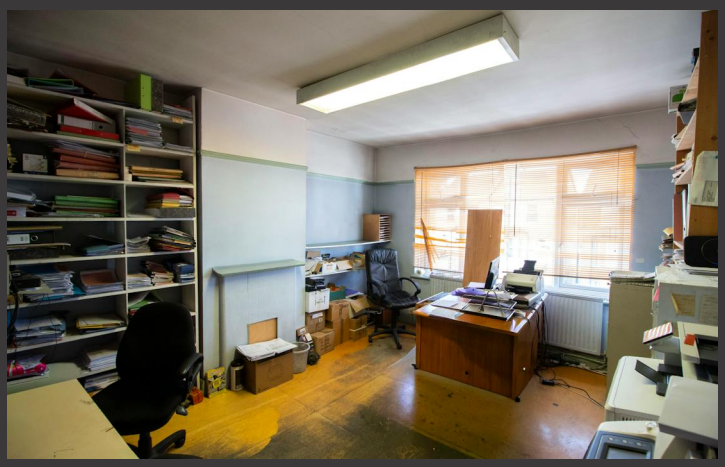
DESCRIPTION	SQ FT	SQ M
Ground Floor Retail	1,616	150.13
First Floor	1,589	147.62
Basement	1,734	161.09
TOTAL	4,939	458.85
Rear Yard	4,218	391.87

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




SUMMIT









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.

TELSAR.com
020 3333 2222

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

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