

VDBM

Chartered Surveyors

30A Green Lane Northwood Middlesex HA6 2QB

Tel: 01923 845222

Email: property@vdbm.co.uk

Web: www.vdbm.co.uk

- Commercial Agency
- Acquisitions
- Property Management
- Property Investment
- Rent Reviews
- Lease Renewals
- Rating Appeals
- Valuations
- Dilapidations
- Building Repairs
- Compulsory Purchase
- Consultancy
- Regulated by RICS
- Registered Valuers

TO LET

NEW COMMERCIAL UNIT

CROSSWAYS DEVELOPMENT WINDSOR ROAD SLOUGH BERKSHIRE SL1 2EE



Planning for A1, A3 and D2 4,090 sq ft (380 sq.m)

Rent - £60,000 PAX

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents 'VDBM' and neith er does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.

LOCATION:	The property is situated on the busy Windsor Road a short distance from Slough town centre and main line station (on Crossrail). It sits at the junction with the A412 at the base of the large "Crossways" development (150 + flats) by Bellway Homes, facing Windsor Road. The new Premier Inn hotel is next door. Slough Police Station and Magistrates' Courts are opposite.
DESCRIPTION:	Approx. 110 feet glass frontage facing Windsor Road. Potential to split. Shell and core specification.
PLANNING:	The premises can be used for A1 (Retail), A3 (Restaurant) or D2 (Gymnasium).
SIZE:	Approx 4,090 sq ft (380 sq.m). Bin store 165 sq.ft (15 sq.m).
RATES:	To be assessed.
TERMS:	The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.
RENT:	£60,000 PAX
VIEWING:	Access strictly by appointment with VDBM - 01923 845222.