

**TO LET / MAY SELL – WAREHOUSE WITH CAR PARKING &
PROMINENT FRONTAGE ONTO A4 BATH ROAD IN SLOUGH**



375 Bath Road
Slough, Berkshire SL1 5QA

17,574 SQ. FT.
(1,632.7 SQ. M.)

375 Bath Road, Slough, Berkshire SL1 5QA

Location

The property is situated on the south side of the Bath Road (A4) to the west of Slough town centre, close to car showrooms, retail outlet units and other commercial land uses.

Slough town centre and its amenities are to the east, although there are a range of amenities within walking distance of this property.

The property is approximately 2.5 miles from Slough town centre and 12.5 miles from Heathrow airport.



A4 – Bath Road	0 miles
M4 – Junction 7 - Slough	1.1 miles
A40 (M) – Junction 9 - Maidenhead	4.6 miles
M25 – Junction 15 - Iver	8.4 miles



Burnham (British Mainline)	0.4 miles
Taplow (British Mainline)	1.9 miles
Slough (British Mainline)	2.4 miles
Maidenhead (British Mainline)	3.9 miles

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The Property

375 Bath Road comprises a self-contained, detached warehouse with ancillary offices and trade counter premises, which was previously occupied by HSS Hire for many years. The property benefits from ground and first floor offices to the front of the premises, a car parking area for c. 10 vehicles and two loading doors accessed from both the front car park and rear via a small gated yard.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

375 Bath Road	Sq. Ft.	Sq. M.
Ground Floor	16,193	1,504.4
First Floor	1,381	128.3
Grand Total	17,574	1,632.7

There are also two mezzanine areas of approximately 3,482 sq. ft. (323.5 sq. m.).

Potential Change of Use

We have been advised that planning permission has been granted for the: *“Demolition of existing commercial (Class E use) building and erection of a new 4-8 storey development accommodating 91 Class C3 self contained apartments with associated podium level amenity space, balconies and roof terraces, new vehicular access to ground level undercroft car park, plant rooms, bin and bicycle stores and Servicing/Loading Bay.”* Further details are available from the agents or on Slough Council’s website:

Planning Ref: P/03444/003

<https://planning.agileapplications.co.uk/slough/application-details/49536>



Amenities

The property benefits from the following amenities:

- Two loading doors
- Minimum eaves height of c. 5m to warehouse, rising to c. 8.6m into the apex
- Three phase power & gas supply
- Rear Yard / loading bay
- Strip lighting & natural light fenestration
- Ground floor trade counter and first floors
- Separate male and female WCs
- Car parking for 10 + cars

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Leasehold

A new FRI lease is available for a term to be agreed. Rent: **£275,000 + VAT per annum exclusive.**

Freehold

Offers invited in the region of **£5,500,000 + VAT.**

Business Rates

According to the Valuation Office website the current rateable value of the property is £200,000.

Rates payable 2024/2025 = approximately £109,200 per annum.

All applicants are advised to make their own enquiries through Slough Borough Council before acting on this information.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

An EPC has been commissioned – further details available from the agents.



Viewing

Strictly through prior arrangement with sole agent Vokins.

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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