



**108 Windsor Road**

Slough, SL1 2JA

**MIXED USE  
INVESTMENT FOR  
SALE**

**3,051 sq ft**  
(283.45 sq m)

- Ground & Lower ground floors occupied by dental practice
- 1st & 2nd Floors currently refurbished offices
- 1st & 2nd Floors have Permitted Development Rights
- Long leasehold Investment Sale (c117 years remaining)

# 108 Windsor Road, Slough, SL1 2JA

## Summary

Available Size	3,051 sq ft
Price	£650,000.00
Rates Payable	£7 per sq ft based on 2023 valuation
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

## Description

The property comprises a prominent end of terrace building on Windsor Road, right on the busy junction with Albert Street and Chalvey Road East.

The ground and lower ground floors are currently sublet to a dental practice (Rodericks Ltd) until 11th June 2024. The 1st and 2nd floors are self-contained offices that have been refurbished to a high standard that includes LED lighting, new carpets and decoration throughout, central heating with teapoints and 2 x WC's on each floor. There are 9 x allocated spaces for the whole building.

The vendor has obtained Permitted Development Rights to convert the two upper floors to residential (2 x 2 bedroom apartments) - further information can be found through us or Slough Borough Council planning portal, using the reference F/01289/018.

The property would therefore be of particular interest to owner occupiers, investors and developers.

## Location

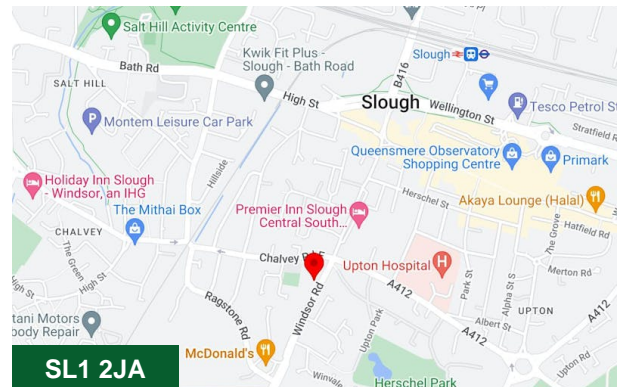
The property fronts the main Windsor Road, and is only a short walk away from the town centre and the mainline train station beyond (Elizabeth Line into London Paddington & the West End/City beyond).

The M4 Motorway (Jct 6), Eton and Windsor are all within a five minute drive away.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	434	40.32	Available
Ground	819	76.09	Available
1st	890	82.68	Available
2nd	908	84.36	Available
<b>Total</b>	<b>3,051</b>	<b>283.45</b>	

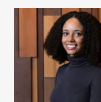


## Viewing & Further Information



### Marcus Smith

01494 796055 | 07471 996320  
ms@chandlergarvey.com



### Neave DaSilva

01494 446612 | 07827 908926  
nds@chandlergarvey.com