



108 Windsor Road

Slough, SL1 2JA

**OFFICE FOR SALE /
PART INVESTMENT**

1,798 sq ft
(167.04 sq m)

- **Income of £23,400 let to Rodericks Dental Partners Ltd**
- **Ground & Lower ground floors occupied by dental practice**
- **1st & 2nd Floors currently refurbished offices**
- **Long leasehold Investment Sale (c117 years remaining)**
- **Perfect for owner occupier with some income**

108 Windsor Road, Slough, SL1 2JA

Summary

Available Size	1,798 sq ft
Price	£650,000
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

Long leasehold sale of four storey office building in Windsor Road Slough.

This building presents an excellent opportunity for an owner occupier to buy a building for their business, whilst receiving income on the lower two floors.

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 Dental Partners Ltd) on a new 15 year lease about to be signed (they have been in occupation under a lease since June 2009). The lease has security of tenure with no breaks and an annual rent of £23,400 plus a 40% contribution towards running costs of the building. There are two upwards only rent reviews in 2029 and 2034.

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 and 6 for the first and second floors.

There is a restrictive covenant on the property which precludes the title to be split and sold off therefore it is not suitable to most residential developers.

Location

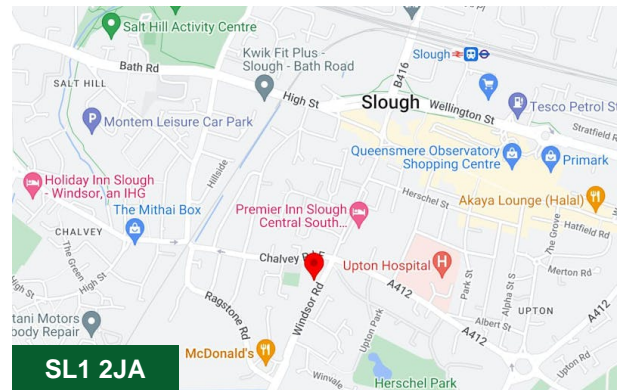
The property fronts the main Windsor Road, and is only a short walk away from the town centre and the mainline train station beyond (Elizabeth Line into London Paddington & the West End/City beyond).

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	Occupied
Ground	819	76.09	Occupied
1st	890	82.68	Available
2nd	908	84.36	Available
Total	3,051	283.45	



Viewing & Further Information



Joanna Kearvell

07887 793030

jk@chandlergarvey.com