

Office building to let

487-488 Ipswich Road
Slough, SL1 4EP



487-488 Ipswich Road, Slough

3,714 – 7,449 sq. ft

Superb quality self-contained ground and first
floor offices

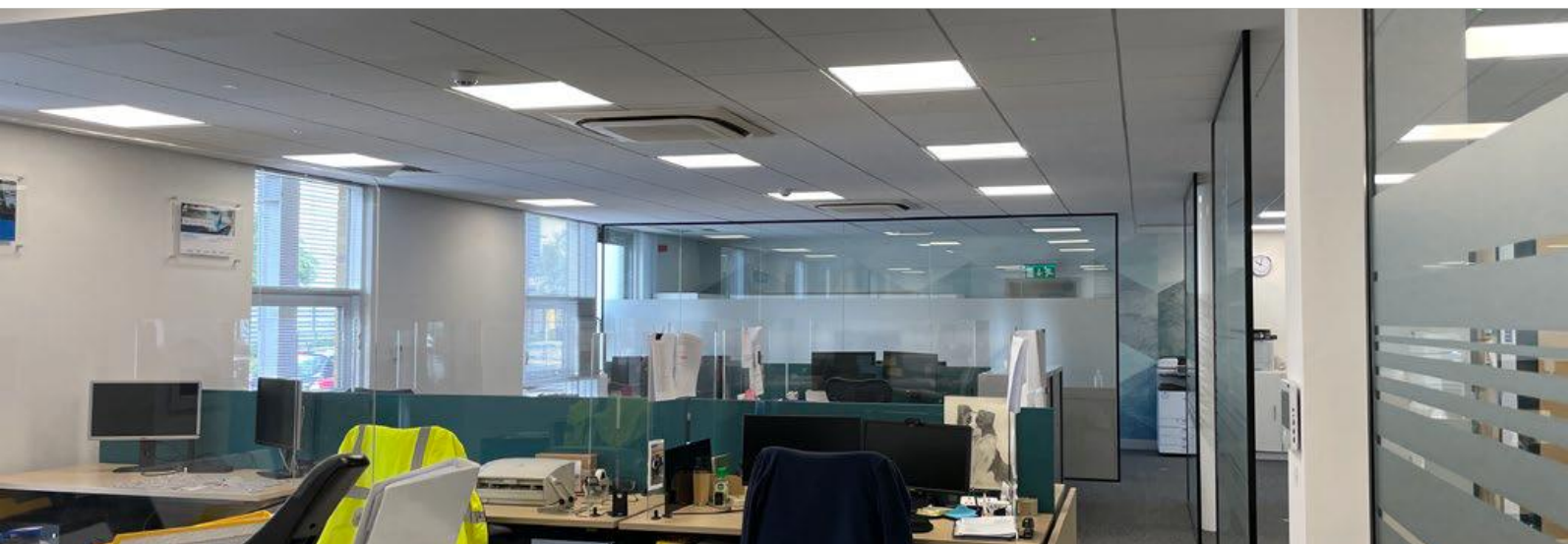
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Avison Young

22 Ganton Street
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Location

The offices are situated on the popular Ipswich Road and within easy walking distance of both local amenities and the main A4/ Bath Road. The location is ideal for access to M4 and national road network, as well as rail connections to Central London and Heathrow Airport.

Description

Accommodation comprises 7,449 sq ft of office space over the ground and first floor and can be let as one building or two separate, self-contained units. The property benefits from 33 parking spaces, suspended ceilings and raised access floors, and male and female WCs on both floors. The building further benefits from an established and well-managed estate including 24-hour CCTV and security team and on-site customer care.

Accommodation

Unit 487		
Floor	Sq M	Sq Ft
Ground	168	1,809
First	177	1,905
Sub Total	345	3,714

Unit 488		
Floor	Sq M	Sq Ft
Ground	170	1,826
First	177	1,909
Sub Total	347	3,735
Total	692	7,449

EPC

Unit 487: C(59)

Unit 488: C(58)

Terms

The property is currently let for a term of fifteen years expiring June 2035 and is available by way of assignment or sublease.

Rent

£22.00 per sq ft

Business Rates

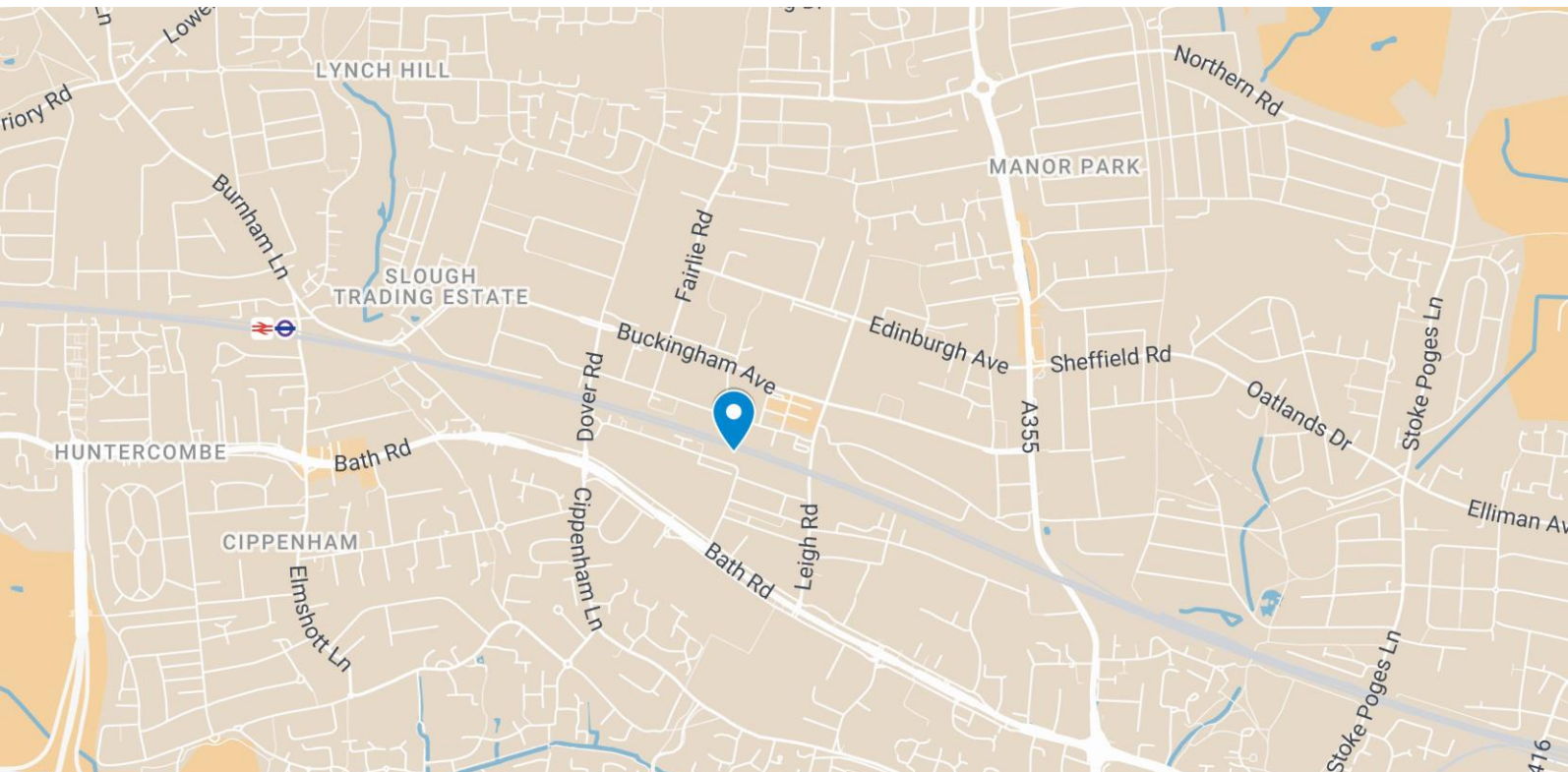
£9.07 per sq ft based on 2023 valuation. Interested parties should make their own enquiries with the Local Authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

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