



Office Suite

1 Lidstone Court, Georges Green, Slough, SL3 6AG

COURTYARD OFFICE SUITE

509 sq ft
(47.29 sq m)

- Attractive courtyard setting
- Self-contained suite with own front door
- WC and Kitchen area
- 24/7 Security system
- 2 Parking spaces
- Easily accessible to Pinewood Studios, the M4, M40 & M25
- Available on a 3 year term

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Summary

| | |
|-----------------------|-----------------------------------------------------------|
| Available Size | 509 sq ft |
| Rent | £11,000 per annum plus VAT |
| Rates Payable | £3,243.50 per annum Based on the 2023 valuation |
| Rateable Value | £6,500 |
| Service Charge | £2,952.40 per annum Payable Quarterly |
| VAT | Applicable. VAT is payable on the rent and service charge |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (90) |

Description

The Lidstone Court development comprises 7 office units arranged inside a courtyard setting with views to the surrounding open countryside.

An attractive brick built building, the office is a self-contained suite with its own front door, WC and kitchen area. The office is carpeted throughout with perimeter trunking and central heating and a 24/7 security system. There are 2 parking spaces allocated with the office along with additional communal spaces.

The development has direct access onto the A412 at Georges Green with links to the M4 and M25.

Location

The offices are located 1.9 miles from Slough main line train station with a fast service to London Paddington taking just 19 minutes. The M40 at junction 6 is approximately 4 miles distant giving access to London Heathrow which is some 9.5 miles away and the West.

Terms

A new 3-year term is available direct from the landlord.

EPC

D (90)

Money Laundering & Identity Checks

Money Laundering Regulations require Chandler Garvey to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.



Viewing & Further Information



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