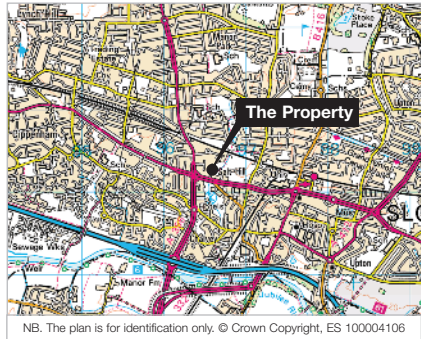


Slough
Windsor Gate
110 Bath Road
SL1 3SZ

- **Freehold Ground Rent secured on a Modern Office Building**
- **Prominent location in the Town Centre**
- **Good access to Junction 6 of the M4**
- **Potential for residential conversion subject to the necessary consents**
- **Rent Review 2018 to £79,494 pa**
- **Current Ground Rent Reserved**
£72,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Slough, an important commercial centre with a population of some 110,000, is situated in Berkshire approximately 21 miles west of London, 18 miles east of Reading and 32 miles south-east of Oxford. The town is well served by the M4 (Junction 6) which provides access to Bristol and South Wales to the west and London and the M25 (Orbital) to the east which allows access to Heathrow and Gatwick International airports. In addition, the M40 Motorway is approximately 6 miles north of Slough which provides routes to the north of England. Slough's main rail station gives direct services to London (Paddington). The property is situated in a prominent position at the junction of the A4 (Bath Road) with the A355 which leads directly to Junction 6 of the M4 less than a mile to the south. The surrounding area is a mix of office, commercial and residential users and the property is roughly midway between the town centre and Slough Trading Estate. Occupiers close by include Maplins, Metrobank, Ford, Domino's, Pizza Hut, Ladbrokes and American Golf.

Description

This modern purpose built office building is arranged on ground and four upper floors to provide double height reception and undercroft parking at ground floor level with office accommodation on the upper floors which benefit from raised floors, suspended ceilings, flexible floor plates, an 8 person passenger lift, male and female WC facilities on each floor. The third floor benefits from an extensive balcony. The Vendors have commissioned an architect's plan showing a proposed conversion of the building into 21 flats with potential for circa 40 flats incorporating the ground floor and roof. The long lease permits residential conversion for the purposes of letting the flats on Assured Shorthold Tenancies.

The property provides the following accommodation and dimensions:

Ground Floor Reception	23.2 sq m	(249 sq ft)
First Floor Offices	463.3 sq m	(4,987 sq ft)
Second Floor Offices	475.9 sq m	(5,123 sq ft)
Third Floor Offices	369.5 sq m	(3,977 sq ft)
Fourth Floor Offices	55.7 sq m	(600 sq ft)
Total	1,387.6 sq m	(14,936 sq ft)

Undercroft Car Parking 59 Spaces

Site Area Circa 0.17 Hectares (0.42 Acres)

Areas provided by the Vendor – Not measured by Allsop

Tenancy

The entire property is at present let to SLOUGH INVESTMENTS LIMITED for a term of 125 years from completion at a current rent of £72,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term to 2% per annum compounded and contains full repairing and insuring covenants.

Sub Tenant Information

The property is sublet to Motorola Solutions UK Ltd at a current rent of £428,000 per annum. They in turn sublet to British Credit Trust Holdings Ltd who occupy part of the property.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 119 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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