



1A Furnival Avenue

Slough, SL2 1DH

**Freehold industrial unit for
sale with vacant possession
in Slough**

5,184 sq ft
(481.61 sq m)

- Excellent connectivity to the M4
- Potential development site
- 8 Parking Spaces
- Site area 0.097 ha 0.24 acres
- OIEO £625,000 excl, VAT invited on an unconditional basis

Summary

Available Size	5,184 sq ft
Price	Offers in excess of £625,000
Rateable Value	£47,250
EPC Rating	Upon enquiry

Description

The property comprises a front and rear workshop connected via a corridor extension. It includes three single roller shutter doors, suspended ceilings and a concrete floor. The unit also includes a customer reception area, a small first floor office, WC and a total of 7 car bays, including one MOT bay. Outside, there is a substantial gravel concrete yard with 8 parking spaces.

Location

Located approximately 2 miles northwest of Slough town centre, in a predominantly residential area near the junction with the A355 Farnham Road, with access to the M4 via junction 6 (2 miles). Farnham Road is a busy thoroughfare lined with a mix of retailers and food establishments, enhancing the area's commercial appeal.

The Slough Trading Estate, one of the largest industrial zones in the UK, is less than 0.8 miles south of the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,775	443.61
1st	409	38
Total	5,184	481.61

Viewings

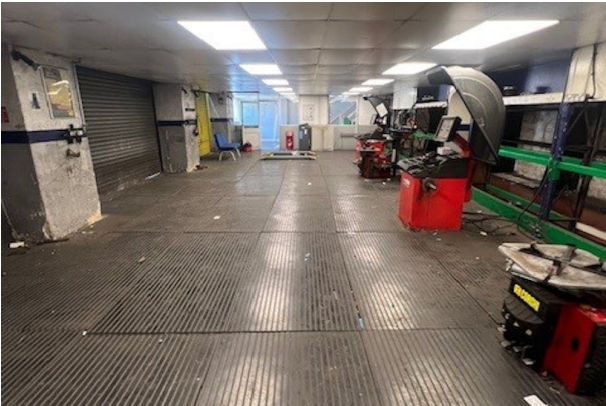
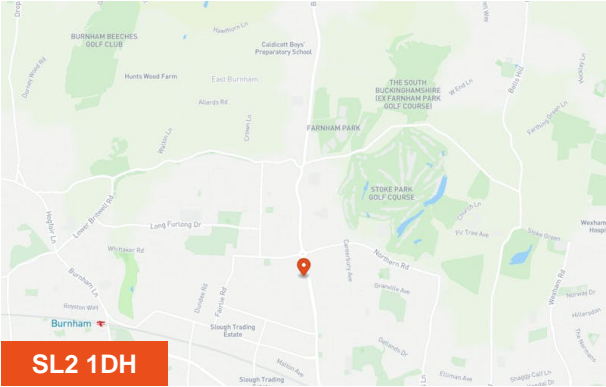
There will be designated viewing dates that are arranged through the sole selling agents Hartnell Taylor Cook.

Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.



Viewing & Further Information

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SLOUGH

