



# 80 Bath 4 Road

SLOUGH SL1 6BE

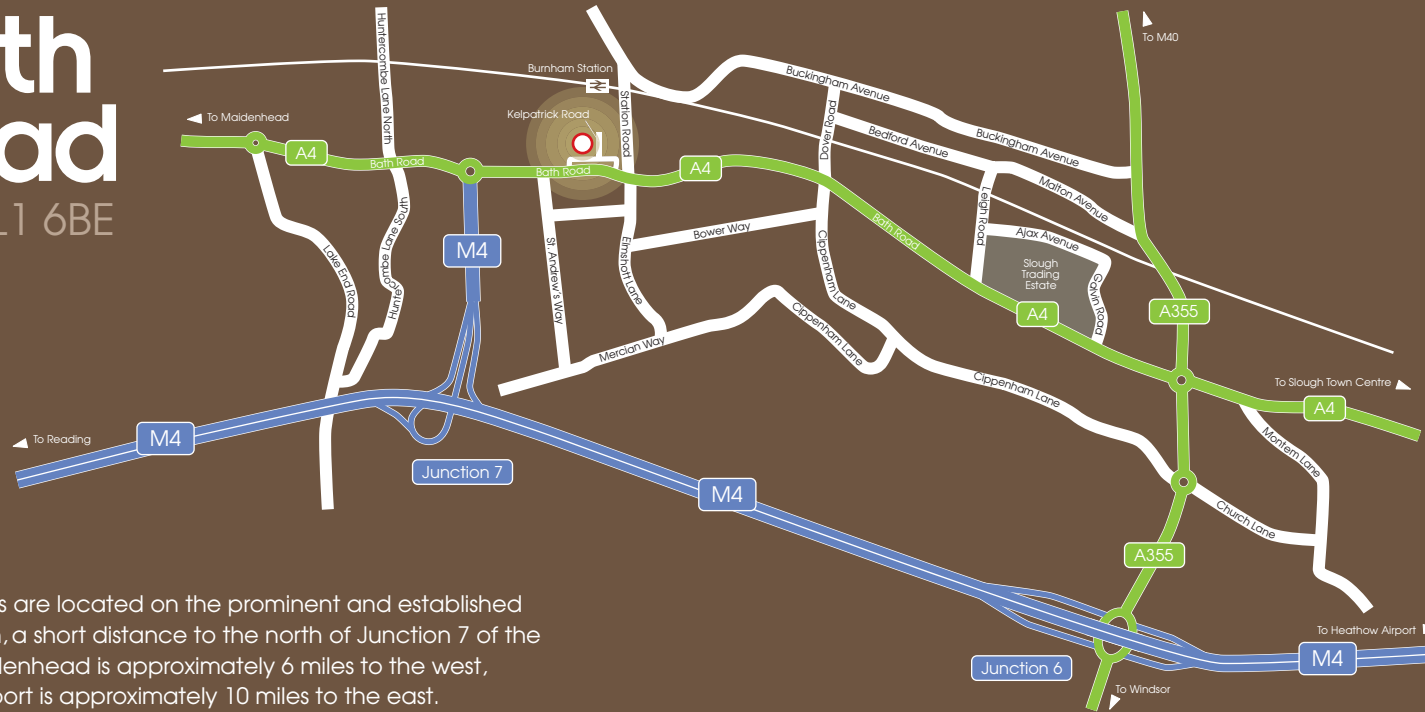
Prominent Warehouse / Industrial Facility with Ancillary Offices

Approx 6,530 sq m (70,290 sq ft)

On Self Contained Site of Approx 1.09 hectares (2.70 acres)

# 80 Bath Road

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## Location

The subject premises are located on the prominent and established Bath Road in Slough, a short distance to the north of Junction 7 of the M4 motorway, Maidenhead is approximately 6 miles to the west, whilst Heathrow Airport is approximately 10 miles to the east.

## Description

The premises comprise a detached warehouse / industrial building of steel portal frame construction with ancillary offices, with eaves height up to 7m (21ft), and is situated within a self contained secure site of approximately 1.09 hectares (2.70 acres), with car parking and loading facilities provided.

## Accommodation

The premises are currently configured to provide the following approximate gross internal floor areas:

Ground Floor Warehouse / Production	3,769 sq m	40,570 sq ft
Ground Floor Offices & Ancillary	1,935 sq m	20,830 sq ft
First Floor Offices	826 sq m	8,890 sq ft
<b>Total</b>	<b>6,530 sq m</b>	<b>70,290 sq ft</b>

## Terms

The premises are available on a new lease on a full repairing and insuring basis.

## Rateable Value

2005 Rating List £330,000 Factory & Premises

## Viewing and Further Information

For viewing and further information please contact



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