

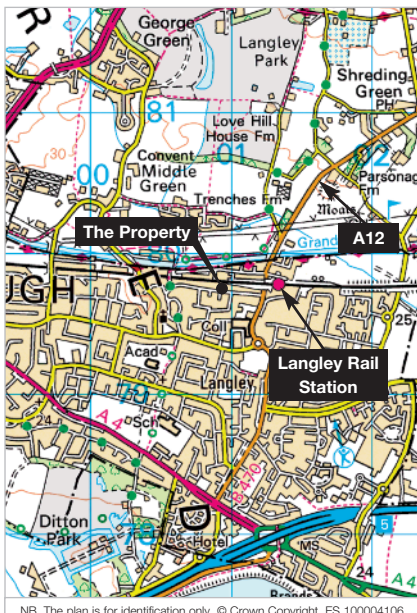
Slough

Unit 3-8 Waterside Drive Langley Business Park Langley Berkshire SL3 6EY

- **Freehold Industrial/Office Investment**
- Comprising 6 self-contained units (5 sold off on long leases)
- Located close to Langley Rail Station (Crossrail Station from 2018) and the M4 and M25 motorways
- Unit 5 reversion in 2017
- Total Current Rents Reserved

£23,832 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 Motorway (Junction 6) and the M25 Motorway, 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 with a fastest journey time of 14 minutes.

Langley is a large village located approximately 2 miles to the east of Slough. The property is situated within Langley Business Park, which is adjacent to Langley Rail Station which provides regular services to London Paddington and Oxford. From 2018, Langley Station will become a Crossrail Station (www.crossrail.co.uk). The M4 Motorway (Junction 5) is approximately 1.25 miles to the south of the property and the M25 Motorway (Junction 14) is some 4.5 miles to the south-east. Occupiers close by include Sixt Car Rental, Dragon, Cummins and Mansfield Group.

Description

The property is arranged on ground and one upper floor to provide a light industrial ground floor warehouse with roller shutter door (2.8m), office accommodation, kitchen and WCs above. Externally the property benefits from a service yard and parking to the rear, and further parking to the front.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (GIA)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 5	Simpson Print Limited (1)	Ground Floor	184.4 sq m	(1,985 sq ft)	5 years from 03.09.2012 FR & I	£23,832 p.a.	Reversion 2017
		First Floor	184.4 sq m	(1,985 sq ft)			
		Total	368.8 sq m	(3,970 sq ft)			
Units 3, 4, 6, 7 and 8	Various	Five Industrial Units			Five industrial 999 year leases	Peppercorn	Reversions from 3011
(1) For the year ended 31st October 2014, Simpson Print Ltd reported a turnover of £11.57m, a pre-tax profit of £452,122, shareholders' funds and a net worth of £1.17m. (Source: Experian 18.04.2016.)						Total £23,832 p.a.	

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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CHARTERED SURVEYORS