

FREEHOLD OFFICE FOR SALE / TO LET

OFFICE SPACE OF
6,100 SQ FT / 566.73 SQM



ARBOR HILL HOUSE
39 WINDSOR ROAD SLOUGH
BERKS SL1 2EL

SOLE AGENTS

ask-re chartered surveyors
The Property People LLP

DESCRIPTION:

The property comprises a modern 1980s detached office building on ground and three upper floors with a private car park to the rear. The property is double-glazed with gas central heating, under floor trunking, part air conditioning/cooling and has the benefit of an 8-person passenger lift. Arbor Hill House is slightly set back from Windsor Road in a slip road and is currently offered with vacant possession.

ACCOMMODATION

Ground Floor	Reception & Net internal office space	1513 sq ft	(140.57 sq m)
First Floor	Net internal office space	1539 sq ft	(143.02 sq m)
Second Floor	Net internal office space	1555 sq ft	(144.47 sq m)
Third Floor	Net internal office space	1493 sq ft	(138.67 sq m)
TOTAL	(excluding reception)	6100 sq ft	(566.73 sq m)

Plus 18 car parking spaces

SITE AREA: 0.07 hectares (730 sq m) calculated off Promap, and should be verified on site by potential purchasers.

TENURE: Freehold/Leasehold

SERVICE CHARGE: To be advised

RATES: We have been informed that the Rates payable for 2009/2010 are £38,072.50. For further information please contact Slough Borough Council on 01753 475111.

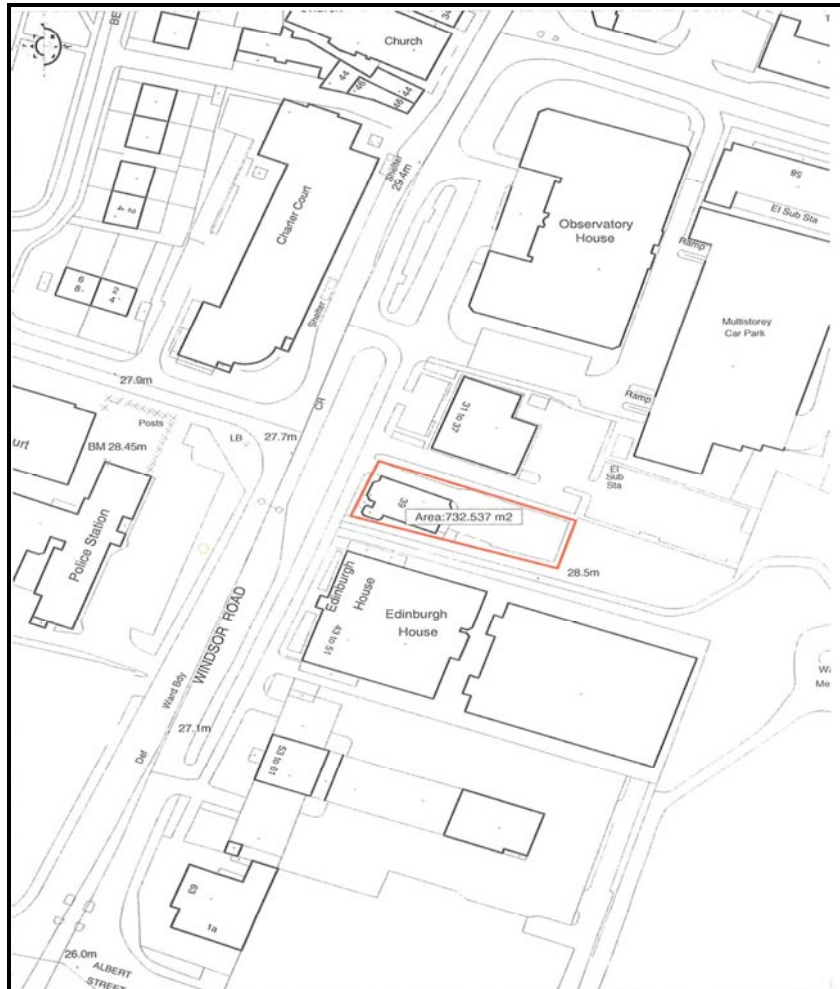
RENTAL TERMS: The landlord is offering a new full repairing and insuring lease for a term by arrangement. Rent £76,250 per annum exclusive.

SALE PRICE: Please contact ask-re for further details.

LEGAL COSTS: Each party to bear its own legal costs.

POSSESSION: On completion of all legal documents.

VIEWING: Strictly by appointment with sole agents, ask-re llp. Please note there are to be no casual callers at the property whatsoever. For further information and viewing please contact Kathryn Pitts on **T** 020 7616 0100 **E** kpitts@ask-re.co.uk



Subject to Contract

September 2009

Misrepresentation Act - The particulars contained herein are for guidance only and do not form part of any contract nor can their accuracy be guaranteed. ask-re llp for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) unless otherwise stated all prices are quoted exclusive of Value Added Tax, any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (iv) no person in the employment of ask-re llp has any authority to make or give any representation or warranty whatever in relation to this property.