

Ref:WG/2306532

**TO LET or FREEHOLD
UNIT ONE
PORTLAND BUSINESS CENTRE
MANOR HOUSE LANE
DATCHET
BERKSHIRE SL3 9EG**



**B1OFFICE/ LIGHT INDUSTRIAL UNIT
(BAKERIE & DAIREY)
1,184 sq.ft. (110 sq.mtrs)**

**RENT £25,000 PER ANNUM EXCLUSIVE
Freehold £425,000**

LOCATION

The Unit occupies a prominent position at the front of the Portland Business Centre, opposite the Datchet Railway booking Office in Manor House Lane With frequent trains to Windsor Eton Riverside and Waterloo.

Close to the High Street shops. The Manor House Hotel, Costa Coffee and The Stag Public House. Windsor and Slough are about 2 miles and Junction 5 of the M4 and the M25 is also about 2 miles.

DESCRIPTION

The Unit fronts Manor House Lane and has the benefit of a side roller shutter goods entrance and parking spaces at the side.

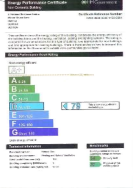
ACCOMMODATION

**Floor area 1,184 sq.ft (110 sq.mtrs)
Male and Female toilets
Gas Central heating radiators
3 phase electricity
Parking at the side of the unit.**

NEW LEASE For a term to be agreed

RENT £25,000 per annum exclusive fixed for 3 years then increased by RPI plus 1%. No VAT.

FREEHOLD £425,000 No VAT.

- RATES** Rateable Value £16,750 UBR 0.467
Rates payable £7,760 tenant to verify the amount with Windsor & Maidenhead Royal Borough Council (01628 683800).
- SERVICE CHARGE** Annual service charge payable 30th September 2016/7 £995.00. The service charge has been paid.
The site is managed by:
Station Works (Datchet) Management Ltd
Ian smith Inc. Permasale Limited
Managing Agent Walter Giles Euro-Commercial.
01753 586633 or 07802727549
Email: walter@waltergiles.co.uk
- INSURANCE** The landlord insures the building with 3 years loss of rent and landlords Public Liability and recovers the insurance premium from the tenant.
- TENANT** The tenant to insure for his own public liability fixtures & fittings and stock.
- EPC** Band D. Full picture page 4.
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- LEGAL COSTS** Ingoing tenant to pay landlords reasonable legal costs incurred for the preparation of the New lease.
- VIEWING** Viewing strictly by appointment with the landlords
Sole agent: Walter Giles Euro-Commercial
Tel: 07802727549. walter@waltergiles.co.uk.

Subject to contract and

WG/2306532



Energy Performance Certificate HM Government

Non-Domestic Building

1 Portland Business Centre
Manor House Lane
Jatchet
SLOUGH
SL3 9EG

Certificate Reference Number:
0260-6989-0300-1450-8064

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

79

◀ This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	108
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	90.62

Benchmarks

Buildings similar to this one could have ratings as follows:

34

If newly built

67

If typical of the existing stock

