

# Lot 25, Medina Auto & Auto Express, Medina Dairy, White Hart Road, Slough, Berkshire SL1 2SF

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Industrial Investment

- Used as vehicle repair workshops with separate ancillary offices
- Let by way of two Tenancy at wills
- Asset Management Opportunities
- Site of approximately 0.12 Ha (0.28 Acres)
- Situated on Established Slough Industrial Estate
- Excellent location close to J6 of M4 and J15 of M25

#### Lot

25

#### Auction

13th July 2023

#### Rent

£60,000 per Annum Exclusive  
On Behalf of Joint LPA Receivers

#### Sector

Industrial/Warehouse

#### Status

Available

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles east of Heathrow Airport, 15 miles west of Reading, 19 miles east of Central London

#### Roads

M4, A355, M25, M40,

#### Rail

Slough Railway Station

#### Air

London Heathrow Airport

### Situation

The property is well located just south west of Slough town centre on the established Slough industrial estate. The estate benefits from excellent connections being situated close to junction 6 of the M4 and 4 miles west of junction 15 of the M25. The estate features a mix of industrial users including Scottish and Southern Energy, Esso Petrol Station, Chalvey Household Waste Recycling Centre and several vehicle repair workshops.

### Tenure

Freehold.

### Description

The property comprises a hardstanding site of 0.12 Ha (0.28 Acres) upon which sit two vehicle repair workshops with separate ancillary offices.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Unit	Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Unit 1	Ground Ground First	Workshop Office Office	126.04 46.77 42.84	(1,356) (503) (461)	INDIVIDUAL (t/a Auto Express)	Tenancy At Will from 31/12/2021 (1)	£30,000
Unit 2	Ground	Workshop	114.4	(1,231)	INDIVIDUALS (t/a Medina Autos)	Tenancy At Will from 01/05/2022 (1)	£30,000
<b>Total Approximate Floor Area</b>			<b>330.05</b>	<b>(3,551) (2)</b>			<b>£60,000</b>

(1) The Tenancy At Will provides for a 6 month notice to terminate.

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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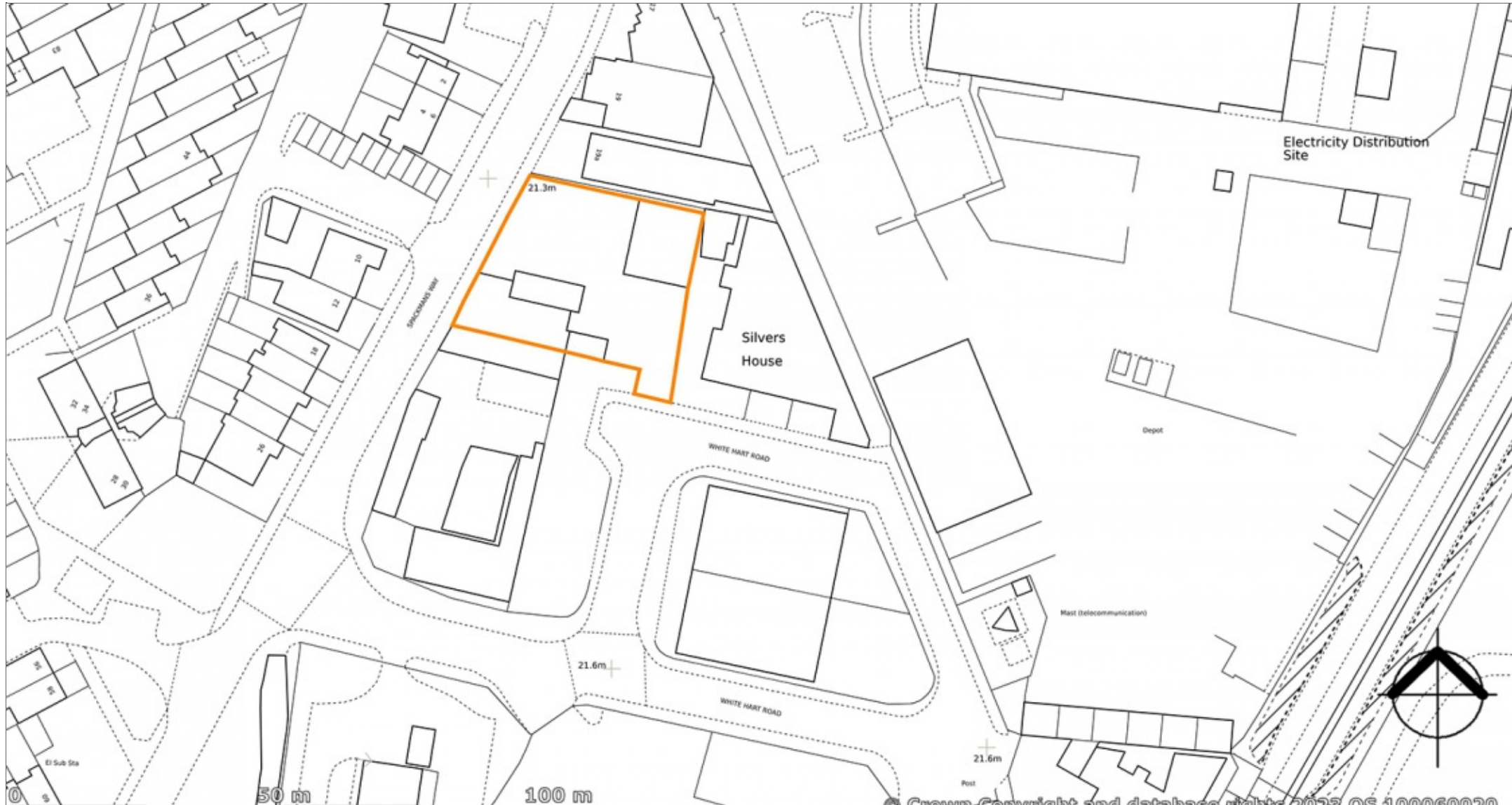
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## Contacts

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September 2020