

An aerial photograph of a large, open, brown dirt area, likely a storage yard or construction site. A red line is drawn around the perimeter of the site. In the center, there is a small green building with a white roof. Several vehicles, including a yellow excavator and a yellow truck, are parked near the building. The site is bordered by a road on the left and a road on the right. In the background, there are trees and some buildings.

# SECURE OPEN STORAGE 2 ACRES (87,120 SQ FT) - TO LET WITH 24/7 UNRESTRICTED ACCESS

**COGENT**  
REAL ESTATE

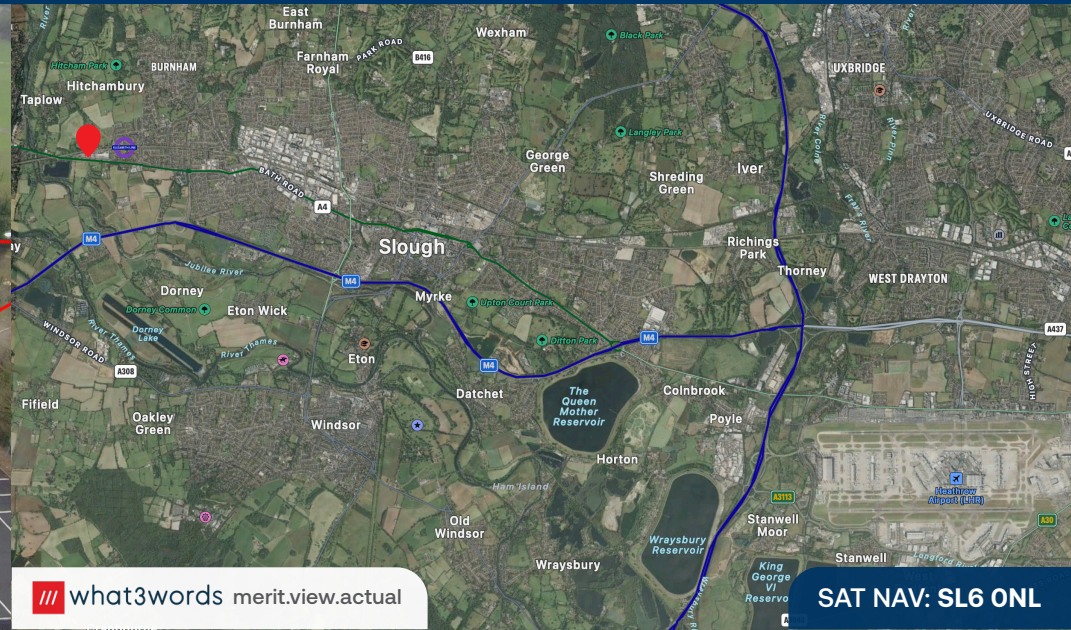
BATH ROAD / STATION ROAD, TAPLOW SL6 0NL

**TO LET**

**COGENTRE.CO.UK**



**TO LET 2 ACRES (87,120 SQ FT)**



## LOCATION

The site is prominently located on the corner of the A4 Bath Road and Station Road in Taplow. The busy A4 Bath Road is located to the southern boundary with Taplow Elizabeth Line Station located immediately to the north.

Taplow is located 4 miles west of Slough and 13 miles west of Heathrow/West London. Taplow is well connected by road with A4 linking with the M4 at Junction 7, 1.5 miles to the south east with the M25 approximately 9 miles east. The A40 is accessed via the Bath Road at Junction 9B. Heathrow Airport is easily accessed via A4 and M4.

Taplow benefits from fast and regular train services into Slough and Central London via its Elizabeth Line Train Station which is approximately a 5 minute walk away.

## SITUATION

The site is prominently located fronting the busy A4 Bath Road which runs along the southern boundary. The site benefits from excellent visibility from the east and the west along the A4 Bath Road which provides access to Reading to the West and Slough and West London to the East.

## PLANNING

The site has consent for use for open storage (B8) with 24/7 unrestricted access and use.

## TERMS

Available by way of a Full Repairing & Insuring Lease for 5 - 10 years on terms to be agreed.

## SPECIFICATION

- Total size 2 acres approx.
- Planning consent for open storage (B8)
- No restrictions on hours of use
- Site to be fully surfaced with concrete / tarmac
- Fully secure site with palisade fencing
- Gated entrance on south west corner
- Power and water
- Existing 2,000 sq ft warehouse unit
- 5 minute walk to Taplow Station (Elizabeth Line)

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWINGS

Strictly via the agents Cogent Real Estate

## FOR FURTHER INFORMATION PLEASE CONTACT

David Peck  
07976 423 611  
dp@cocentre.co.uk

Tom Lowther  
07939 836 117  
tl@cocentre.co.uk

**COGENT**  
REAL ESTATE

**01895 77 88 99**  
COGENTRE.CO.UK