

TO LET

1,980 - 4,659 Sq.Ft. (183.94 - 432.82 Sq.M.)



Aquasulis, 10-14 Bath Road, Slough, Berkshire, SL1 3SA

MODERN HEADQUARTER STYLE OFFICES

- Suites Available At Ground & First Floor Levels
- Open-Plan Accommodation
- Manned Reception
- Car Parking
- Affordable Rents
- Flexible Lease Terms



Windsor
01753 851251

AQUASULIS, 10-14 BATH ROAD, SLOUGH, BERKSHIRE, SL1 3SA

Location

Aquasulis is located on the western edge of Slough Town Centre, within walking distance of the main shopping and leisure facilities the town has to offer. This includes amenities such as Slough Train Station which provides services to London Paddington.

By car J6 on the M4 is only 1 mile away and provides quick access to the M25 and London Heathrow airport.

Description

The accommodation can be found within this modern, prominent building, accessed via an impressive manned reception with two passenger lifts. The building further benefits from common toilet & shower facilities, 4 pipe air conditioning, basement bike storage and car parking.

The Suites are situated at ground and first floor level and both benefit from excellent levels of natural light, LED lighting and full accessed raised floors.

The first floor suite benefits from 8 car parking spaces, the ground floor 5 car parking spaces.

Accommodation

	Sq.Ft.	Sq.M.
Ground Floor West Suite	1,980	183.94
First Floor Suite 1	2,679	248.88
TOTAL (NIA)	4,659	432.82

Rent

£19.50 Per Sq.Ft.

The above rent is exclusive of business rates, service charge, insurance and utilities, and may be subject to VAT.

The current Service Charge budgeted cost is £15.64 Per Sq.Ft.

Terms

The Suites are available by way of new effective full repairing and insuring lease(s) direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

The Landlord is willing to consider proposals to the rent, but also offer flexible lease terms, within reason.

Business Rates

The billing authority is Slough Council.

We suggest the rates payable, are verified by contacting the ratings officer at the billing authority directly.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

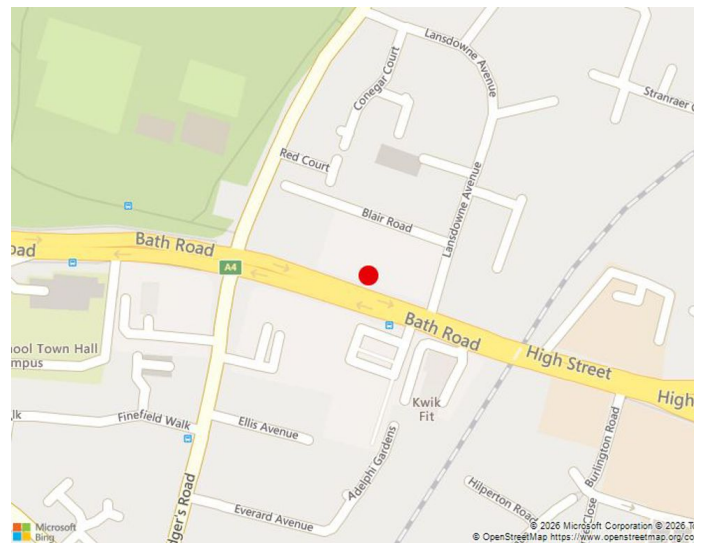
The Property is elected to pay VAT

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact joint sole agents Lambert Smith Hampton or Kempton Carr Croft for further information.



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