

# TO LET

**HOLLIS  
HOCKLEY**



## Wellcroft House, Wellcroft Road, Slough, SL1 4AQ

9,417 to 49,526 sq ft To Let.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	9,417 to 48,526 sq ft / 874.87 to 4,508.21 sq m
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£9.34 per sq ft
<b>EPC Rating</b>	B

### Key Points

- 4 pipe fan coil air conditioning
- Fully accessible raised floors
- Full height reception/atrium
- Two 10 person passenger lifts
- Mineral suspended ceilings with recessed lighting
- 3 metre floor:ceiling heights
- Male, female and disabled WCs on each floor
- Car parking ratio 1:265 sq ft

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## DESCRIPTION

The property comprises a prominent office building arranged over ground and three upper floors offering the potential to take a fully fitted Grade A office space.

The offices provide well configured L shaped floor plates with typical floor sizes range from 9,417 to 13,626 sq ft.

The rear car park, over surface ground and lower ground levels, provides 185 car spaces at a car parking ratio of 1:265 sq ft

## LOCATION

The property is centrally located just off the Bath Road which is the main arterial route through Slough.

By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes. Crossrail provides direct train routes from Burnham to Bond Street in 30 minutes and Heathrow Airport in 23 minutes.

Located on the M4 motorway, with fast and direct access to the M40 and the M25. Both junctions 6 and 7 of the M4 are only 5 minutes away. The M25 is less than 7 miles away.

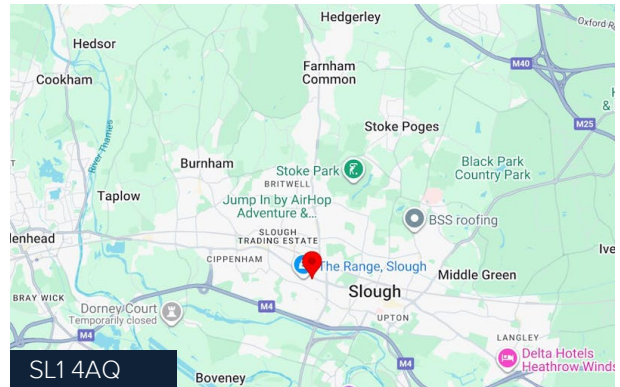
## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	9,417	874.87	Available
2nd	13,626	1,265.90	Available
1st	13,617	1,265.06	Available
Ground - Office	11,866	1,102.39	Available
<b>Total</b>	<b>48,526</b>	<b>4,508.22</b>	

## ANTI MONEY LAUNDERING

To comply with Anti Money Laundering regulations, Hollis Hockley undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



## Viewing & Further Information

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