



252 Bath Road

Slough, SL1 4DX

## Second floor fitted self contained office

9,851 sq ft

(915.19 sq m)

- Excellent parking provision of 1:300 sq ft
- Air conditioned/wifi enabled bus service between the building and town centre
- Modern and energy efficient design
- Large refreshment area
- Large cycle store and changing rooms
- Working furniture (e.g. desks and chairs) all included

## Summary

Available Size	9,851 sq ft
Rent	£30 per sq ft
Rates Payable	£136,500 per annum
Rateable Value	£250,000
EPC Rating	B

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	9,851	915.19	Available
<b>Total</b>	<b>9,851</b>	<b>915.19</b>	

## Description

The available offices are on the second floor of a self-contained office building. The triple height reception with 2x 10-person passenger lifts leads onto the modern fitted office space with metal tiled raised access floors, 2.9m floor-to-ceiling height with metal tile suspended ceiling, modern LED lighting and efficient heat recovery based air conditioning system.

There are male, female and disabled WCs on each floor together with separate shower provisions.

## Location

The property has excellent road connections with the M4 motorway providing fast and direct access to the M40 and the M25. Served by both junctions 6 and 7 of the M4, Slough's strategic location is favoured by corporate occupiers. By car, the M25 motorway is less than seven miles away, Heathrow less than nine miles, and the West End less than 23 miles. Local bus services are frequent and numerous, and run from outside the building into the new bus station located within the town centre.

Slough train station is on the Elizabeth Line providing direct access to central London (Bond Street) in 30 minutes and Paddington in 14 Minutes via the Overground.

## Terms

The office is available by way of a sublease or an assignment of a 10-year lease from 21st July 2017.

There is potential of a new lease directly with the landlord by negotiation.

## Anti Money Laundering

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

## Legal Costs/VAT

Each side to be responsible for their own legal costs incurred in the letting.

Prices are quoted exclusive of VAT which may be charged.



## Viewing & Further Information

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