

# The Manor House

8,995 SQ FT

Sefton Park, Bells Hill, Stoke Poges, Slough, SL2 4HD

TO LET





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The Manor House has recently undergone a refurbishment programme maintaining its exceptional, original features which include the oak panelled reception hall with grand staircase, ornate fireplace and moulded ceiling. Offering 8,995 sq ft of efficient office space over two floors.

## Highlights

- Period building with impressive reception
- 4-pipe fan coil air-conditioning
- Large terrace
- Self-contained
- 36 car parking spaces available
- On site security
- On site sports facilities
- 24/7 security

## Floor Areas

	SQ FT	SQ M
Ground Floor	4,184	388.7
First Floor	4,811	447.0
<b>TOTAL</b>	<b>8,995</b>	<b>835.7</b>

This property has been measured in accordance with International Property Measurement Standards (IPMS3).







## The Park

Sefton Park is a prestigious office campus situated in a landscaped setting. It offers the dual benefits of a relaxed working environment and easy access to the commercial heart of the Thames Valley.

Tenants at Sefton Park share the use of a sports field, football pitches, tennis and badminton court, and a nine hole pitch and putt course. Current occupiers include Siemens Financial Services, Servier, Hitachi Data Systems and Urenco.

Sefton Park lies approximately 3 miles north of Slough and 4 miles south of Gerrards Cross. The development enjoys easy access to the M4, M40, and M25 motorways. Heathrow airport is 11 miles away and the nearby station of Slough provides an excellent and frequent service to Paddington, with a fastest journey time of just 15 minutes.

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## Terms

A new lease is available direct from the landlord for a term by arrangement.

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## Rent

Upon application.

#### DISTANCE BY CAR

London	24 miles
M4 (J6)	7 miles
M40 (J2)	4.5 miles
M25 (J15)	7 miles
Heathrow	11 miles

(Ref: Google Maps)

#### DISTANCE BY RAIL

Slough-Paddington	15 mins
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Slough rail station is approximately 3 miles to the south serving London Paddington, Reading and the West. Regular bus services stop at the park entrance.

Gerrards Cross is approximately 3.6 miles to the north serving London Marylebone, High Wycombe and Birmingham.

#### CROSSRAIL LINKS COMING IN 2019

Slough-Liverpool Street	39 mins
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[www.seftonpark-stokepoges.co.uk](http://www.seftonpark-stokepoges.co.uk)