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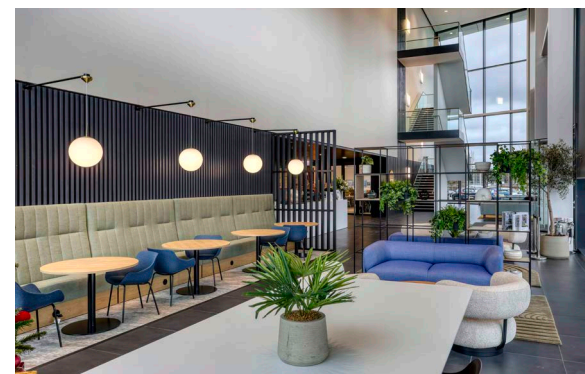
BATH ROAD | SLOUGH SL1 4EE

HIGH QUALITY
GROUND FLOOR
FITTED OFFICES
TO LET



High quality, ready to occupy fitted space in landmark HQ building | UP TO 20,912 SQ FT

234 Bath Road is a **highly prominent headquarters building** with an impressive **triple height reception** and large ground floor **café**



DESCRIPTION

The available office space is on the ground floor and has been fitted out to a high standard.

There is a large breakout and collaborative area in the middle of the office which benefits from the central atrium's natural light. There are a number of meeting rooms, a large board room and private offices with desking around the edge of the space near the external windows.

On site car parking is excellent with a total of 71 allocated spaces (1:295 sq ft) in the basement and surface car park.



Triple height reception area with new seating



Large ground floor café

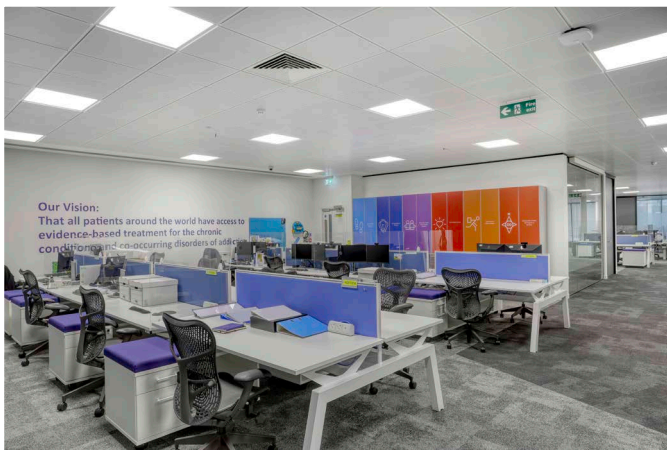


Shower and changing facilities



BREEAM

EPC B and BREEAM Very Good



UP TO **20,912 SQ FT** (1,942.79 SQ M) HIGH QUALITY
FITTED & READY TO OCCUPY GROUND FLOOR OFFICES

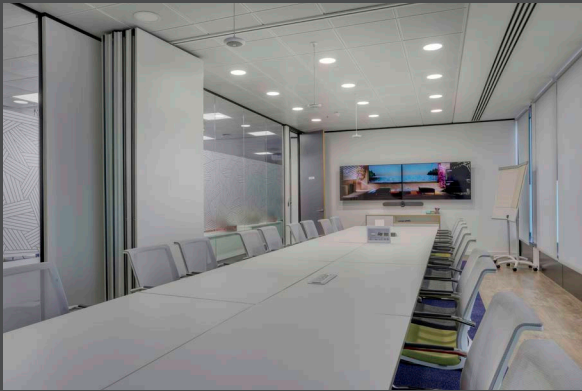
AVAILABILITY

	SQ FT	SQ M
GROUND FLOOR – Fitted out	16,022	1,488.49
GROUND FLOOR – Not fitted out	4,890	454.30
TOTAL TO LET	20,912	1,942.79

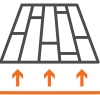
Approximate net internal areas



High quality fitted,
ready to occupy space



Approximately 4,890 sq ft
of the space has not been
fitted out allowing flexibility
for occupiers to configure
to their requirements.



Raised access floor



Air-conditioning



LED lighting



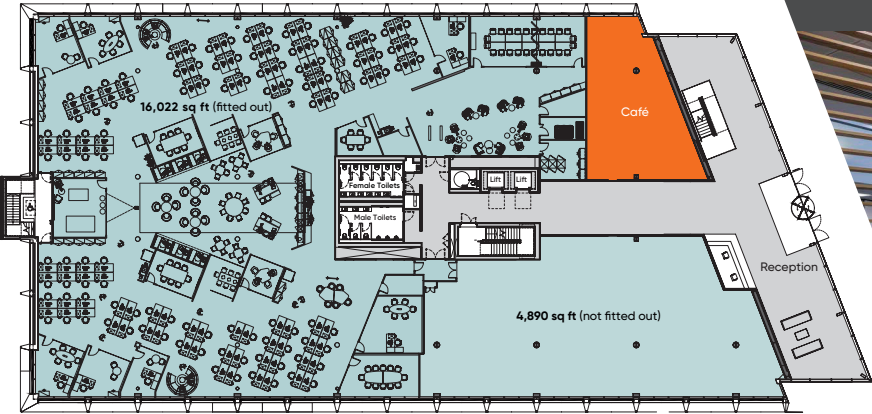
Meeting rooms,
private offices and
a large boardroom

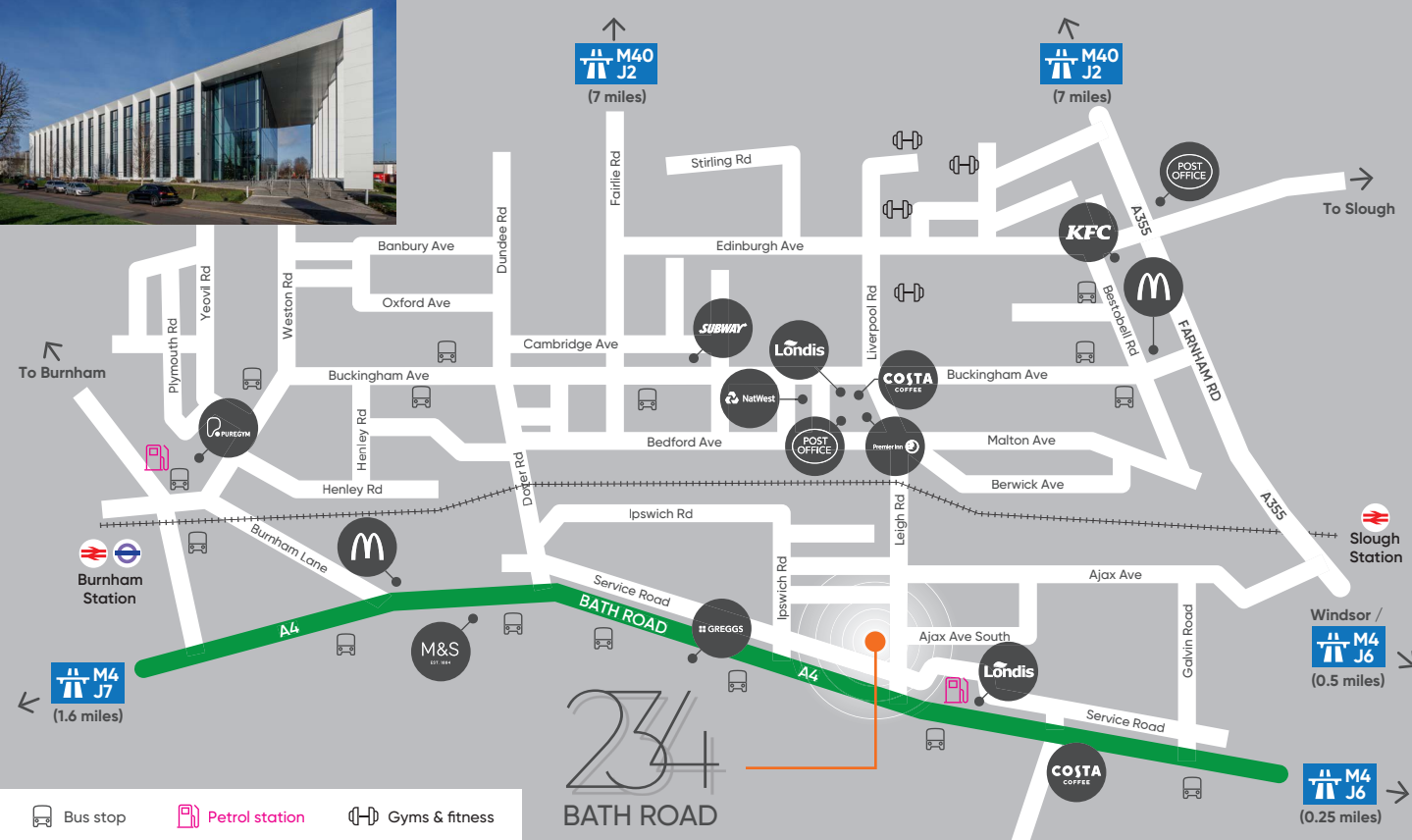


Large central
breakout and
collaborative area



Generous car parking
71 spaces (1:295 sq ft)
in basement and surface car park





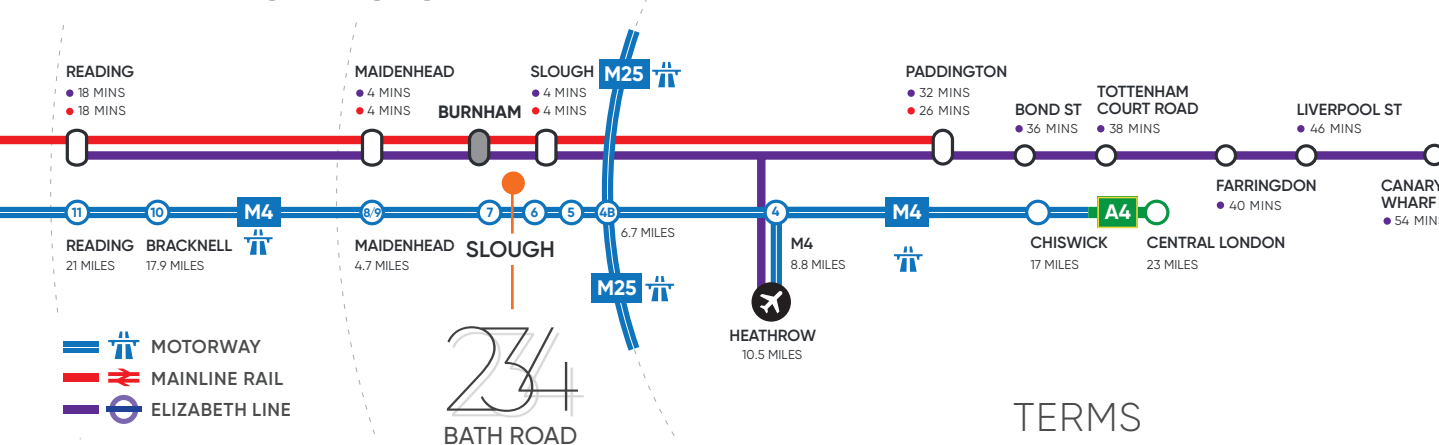
LOCATION

The building is located on the Bath Road close to the amenities available on the Slough Trading Estate.

Junctions 6 and 7 of the M4 are approximately a 5 minute drive and provide fast access to the motorway network with Heathrow Airport being less than a 20 minute drive.

Slough's fast mainline rail service to Paddington Station takes only 20 minutes. The Elizabeth Line provides direct train routes from nearby Burnham Station to Bond Street in 30 minutes and Heathrow Airport in 23 minutes.

TRAVEL DISTANCES



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Designed by: Ovation Creative Ltd, +44 (0)7889 982136

TERMS

Available by way of a sublease or assignment. Further details on request. Alternatively a new lease may be available from the Landlord.



For viewings or further information contact:

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