

A large, stylized number '50' rendered in white outline font. The '5' has a thick horizontal top bar and a curved bottom. The '0' is a simple circle with a double outline.

**WINDSOR ROAD**  
SLOUGH SL1 2EJ

EXCITING NEW WORKSPACE  
5,890 – 24,919 SQ FT

[50windsorroad.co.uk](http://50windsorroad.co.uk)



GRADE A  
OFFICE SPACE FROM  
5,890 (FULLY FITTED)  
TO 24,919 SQ FT





50 Windsor Road, Slough, offers an inspiring town centre work environment for modern businesses and their employees.



BUSINESS LOUNGE WITH MEETING ROOMS



FLEXIBLE FLOORPLATES



NEW VRF AIR CONDITIONING



NEW REFURBISHED WCs



2 X 13 PASSENGER LIFTS



NEW SHOWERS AND CHANGING FACILITIES



CYCLE STORAGE



1:299 SQ. FT CAR PARKING RATIO



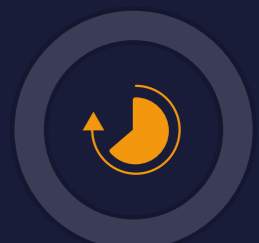
EPC RATING B



BREEAM VERY GOOD



FULLY FITTED FOURTH FLOOR



QUICK & SIMPLE OCCUPATION

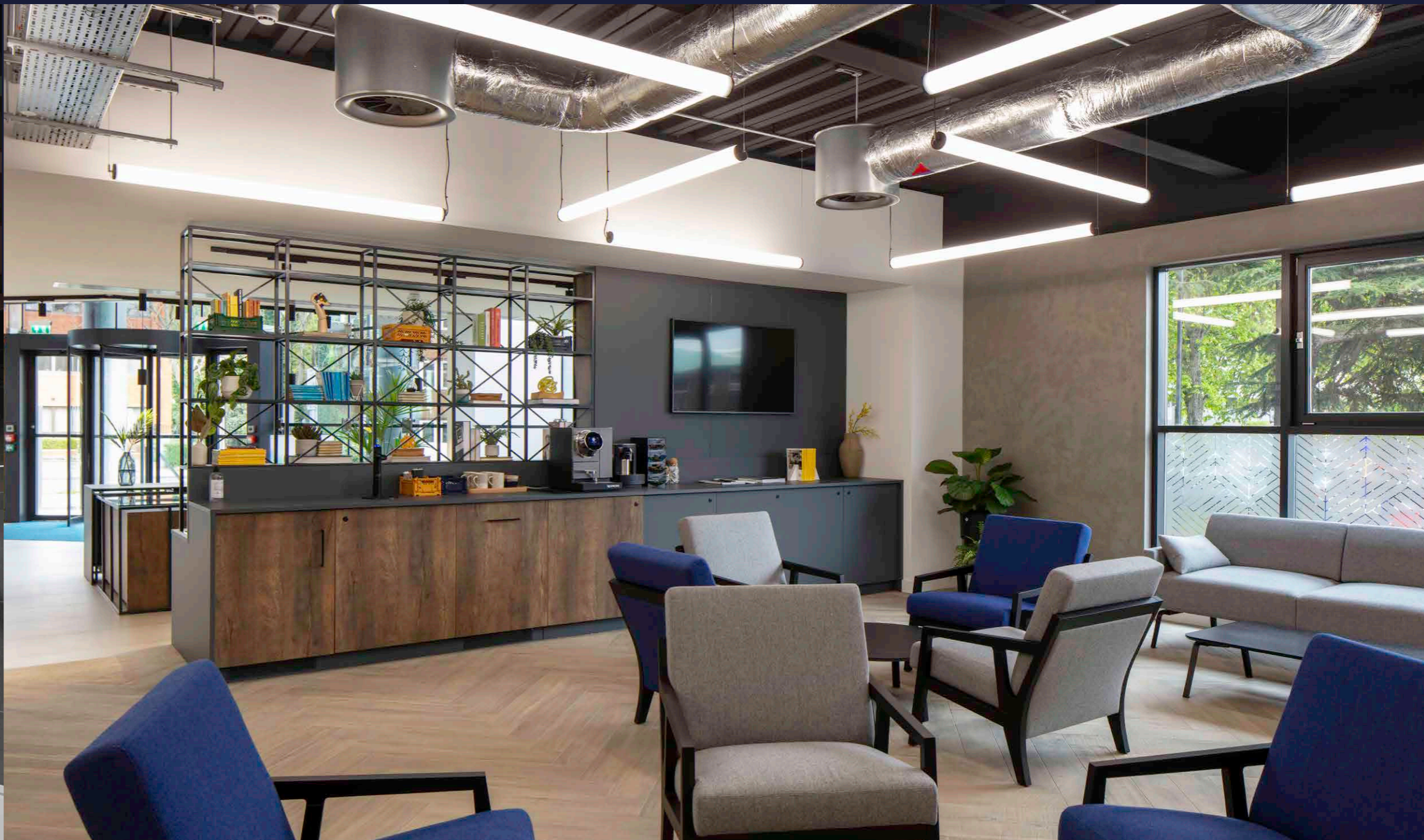


The building has undergone a comprehensive refurbishment. Visitors are welcomed in a stylish reception and business lounge with meeting rooms. The office spaces have been enhanced and enlarged, and the basement boasts showers, changing facilities, car parking and cycle store. The 4th floor is fully fitted and ready for immediate occupation.

CAR PARKING  
RATIO  
1:299 SQ FT

FLOOR	SQ FT	SQ M
FOURTH (FULLY FITTED)	5,890	547
THIRD	7,606	707
SECOND	LET	
FIRST	LET	
GROUND	11,423	1,061
<b>TOTAL AVAILABLE</b>	<b>24,919</b>	<b>2,315</b>

IPMS3







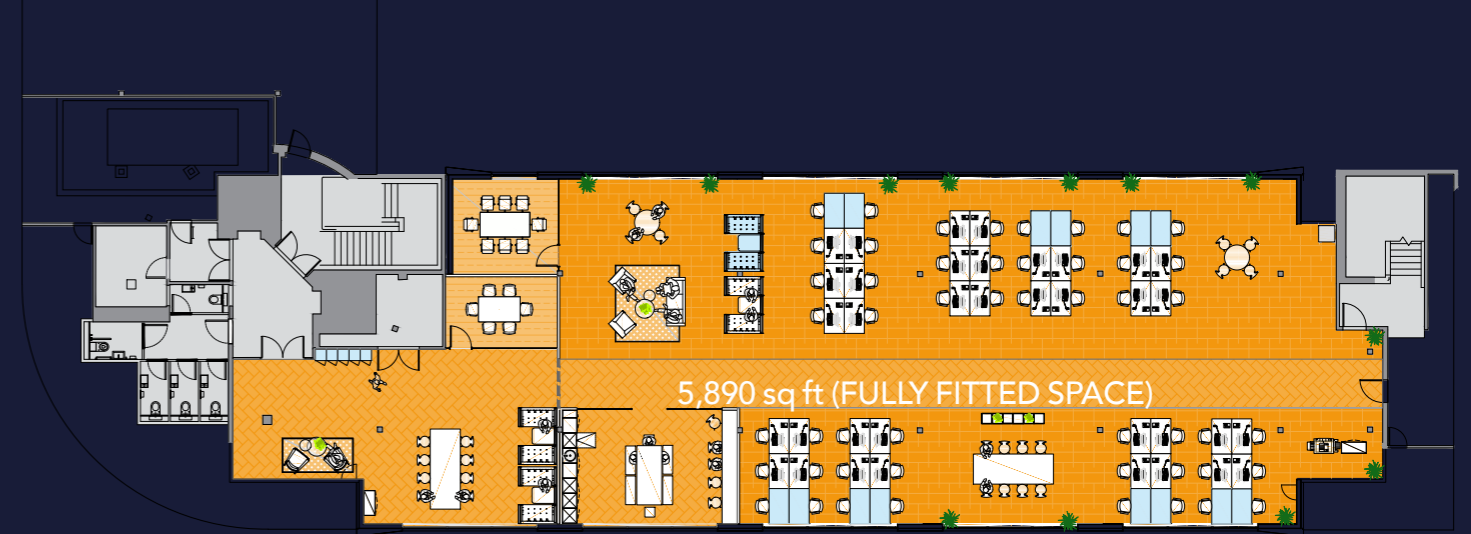
A GREAT  
WORKING  
ENVIRONMENT



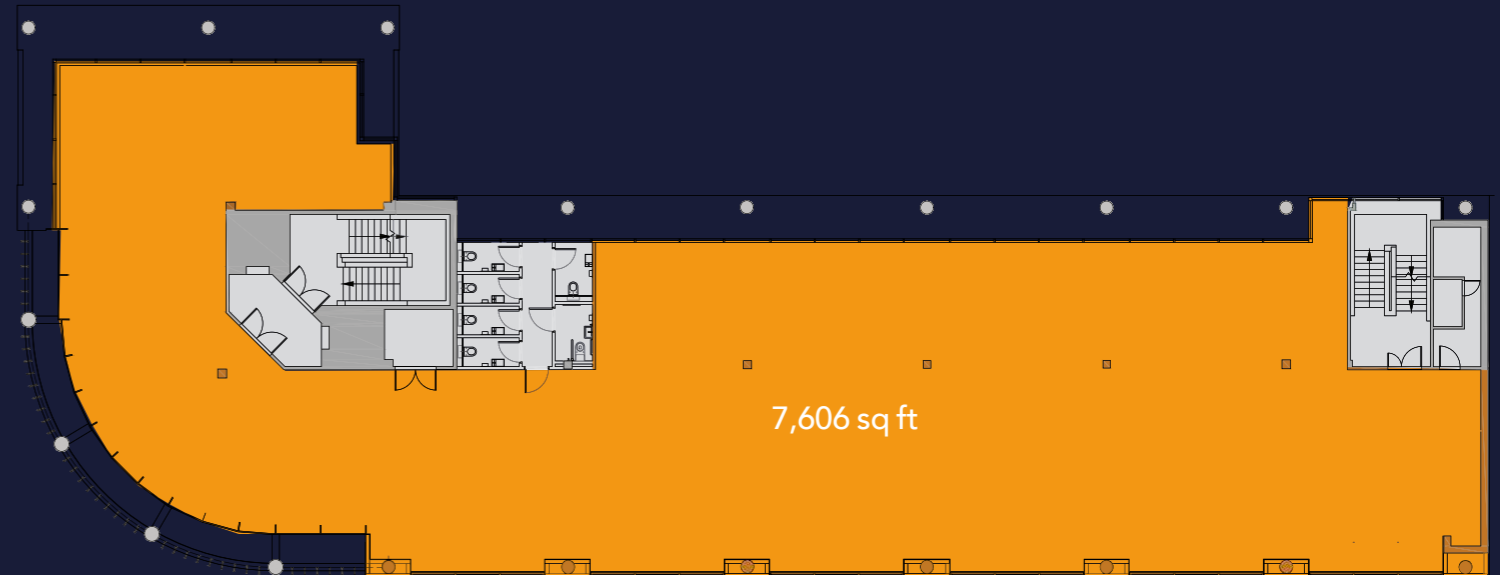
FLEXIBLE FLOORS  
TO CREATE  
INSPIRING  
WORKPLACES



FOURTH



THIRD



GROUND



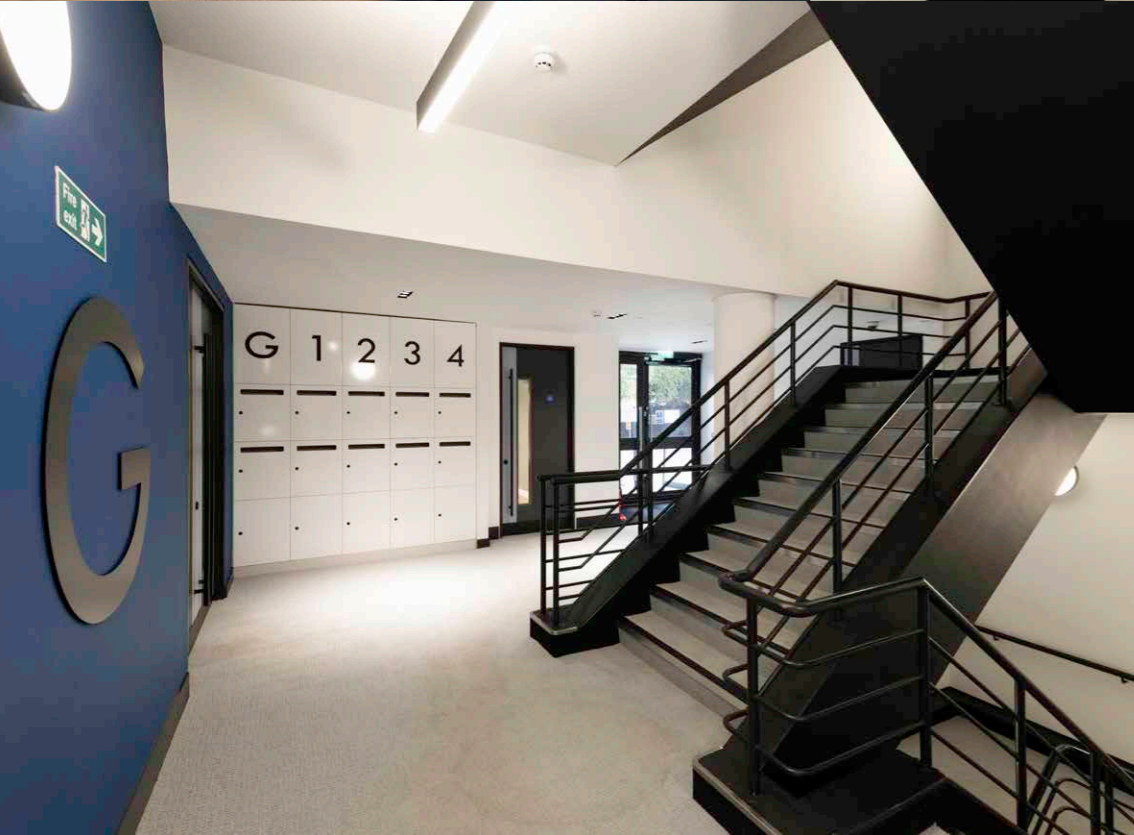


FOURTH FLOOR  
FULLY FITTED  
SPACE





DESIGNED  
FOR MODERN  
BUSINESS NEEDS





Slough has an established business community and is the location chosen by some of the world's leading brands. It's also the second most successful place nationwide for start-ups.

Here is a selection of businesses who have located their headquarters in Slough:

1		2		3	<b>THE CURVE</b> Cultural Centre	4		5		6	
7		8		9		10		11		12	



50 Windsor Road is just a five minute walk from Slough train station.

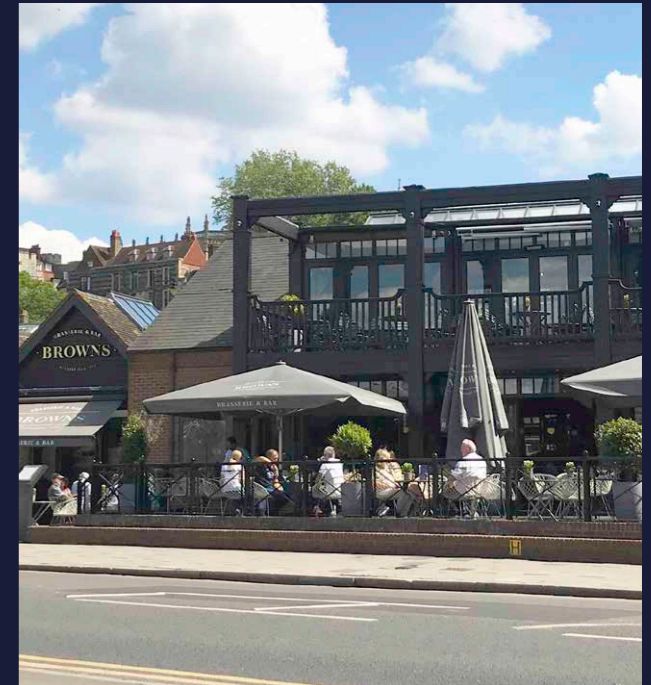




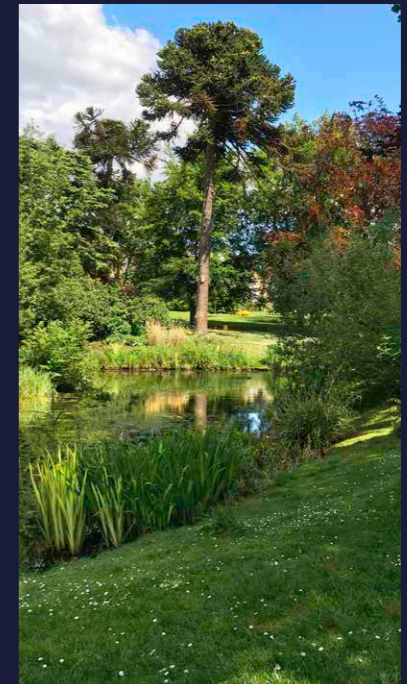
The Curve Cultural Centre



Moxy hotel, Slough



Browns Brasserie & Bar, Windsor



Herschel Park



Henley-on-Thames

Bus station



Windsor Castle and the Thames River



Bike hire



Rowing at Dorney Lake

## MAKE THE MOST OF SLOUGH AND THE SURROUNDING AREA

**1st**  
FOR PRODUCTIVITY  
IN THE UK\*

**1st**  
MOST GLOBAL CORPORATE  
HQs OUTSIDE LONDON

**2nd**  
HIGHEST START-UP  
RATE IN THE UK

**8th**  
IN EUROPE FOR  
BUSINESS FRIENDLINESS

**4,600**  
THRIVING BUSINESSES  
ARE BASED IN SLOUGH

**42**  
OPEN PARKS AND  
SPACES

**£9bn**  
BOOMING £9 BILLION  
LOCAL ECONOMY

**£1.5bn+**  
INVESTMENT IN  
REGENERATION

\*Centre for Cities, 'The role of place in the UK's productivity puzzle' (2017)





# BE BETTER CONNECTED

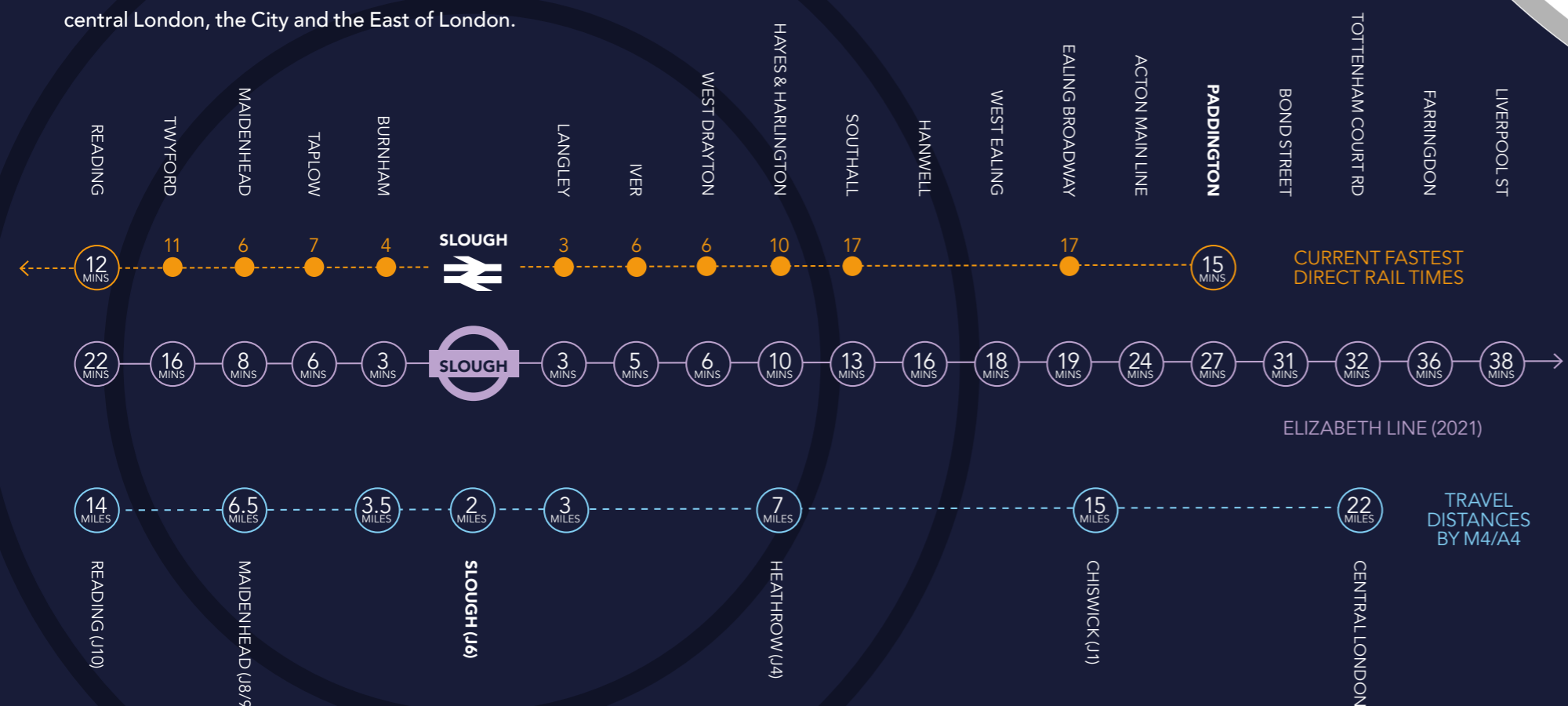
Slough is one of the Thames Valley's best-connected towns. 50 Windsor Road is just a five minute walk from Slough train station with travel to London Paddington taking just 15 minutes.

From 2021, the Elizabeth line will offer further links to central London, the City and the East of London.

There is easy access to junctions 5, 6 and 7 of the M4 motorway and with Heathrow Airport just seven miles away, 50 Windsor Road is superbly located for international travel.



**50**  
WINDSOR ROAD  
SLOUGH SL1 2EJ



Approximate travel times and distances. Sources: The AA route planner, Trainline.com, Crossrail.co.uk (February 2020)





[50windsorroad.co.uk](http://50windsorroad.co.uk)

**CBRE**

MATT WILLCOCK  
T: 07920 117257  
E: [matt.willcock@cbre.com](mailto:matt.willcock@cbre.com)

DOM CLARKE  
T: 07766 721036  
E: [dom.clarke@cbre.com](mailto:dom.clarke@cbre.com)

[www.cbre.com](http://www.cbre.com)

**HOLLIS  
HOCKLEY**

JEREMY METCALFE  
T: 07587 039562  
E: [jeremy.metcalfe@hollishockley.co.uk](mailto:jeremy.metcalfe@hollishockley.co.uk)

RHODRI SHAW  
T: 07768 448211  
E: [rhodri.shaw@hollishockley.co.uk](mailto:rhodri.shaw@hollishockley.co.uk)

ELIZABETH GRAY  
T: 07712 815268  
E: [elizabeth.gray@hollishockley.co.uk](mailto:elizabeth.gray@hollishockley.co.uk)

[www.hollishockley.com](http://www.hollishockley.com)

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Property

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