



OBSERVATORY HOUSE, SLOUGH, SL1 0SA

OFFICE TO LET

17,123 SQ FT (1,590.78 SQ M)



Summary

5th Floor Offices with Roof Terrace
located in central Slough.

Available Size	17,123 sq ft
Rent	£16 per sq ft
Rates Payable	£10.90 per annum Estimated
Service Charge	£6 per sq ft Estimated
Car Parking	10 Parking Spaces with the Floor
EPC Rating	A (24)

- Town Centre Location
- Roof Terrace
- Flexible Accommodation
- 10 Parking Spaces



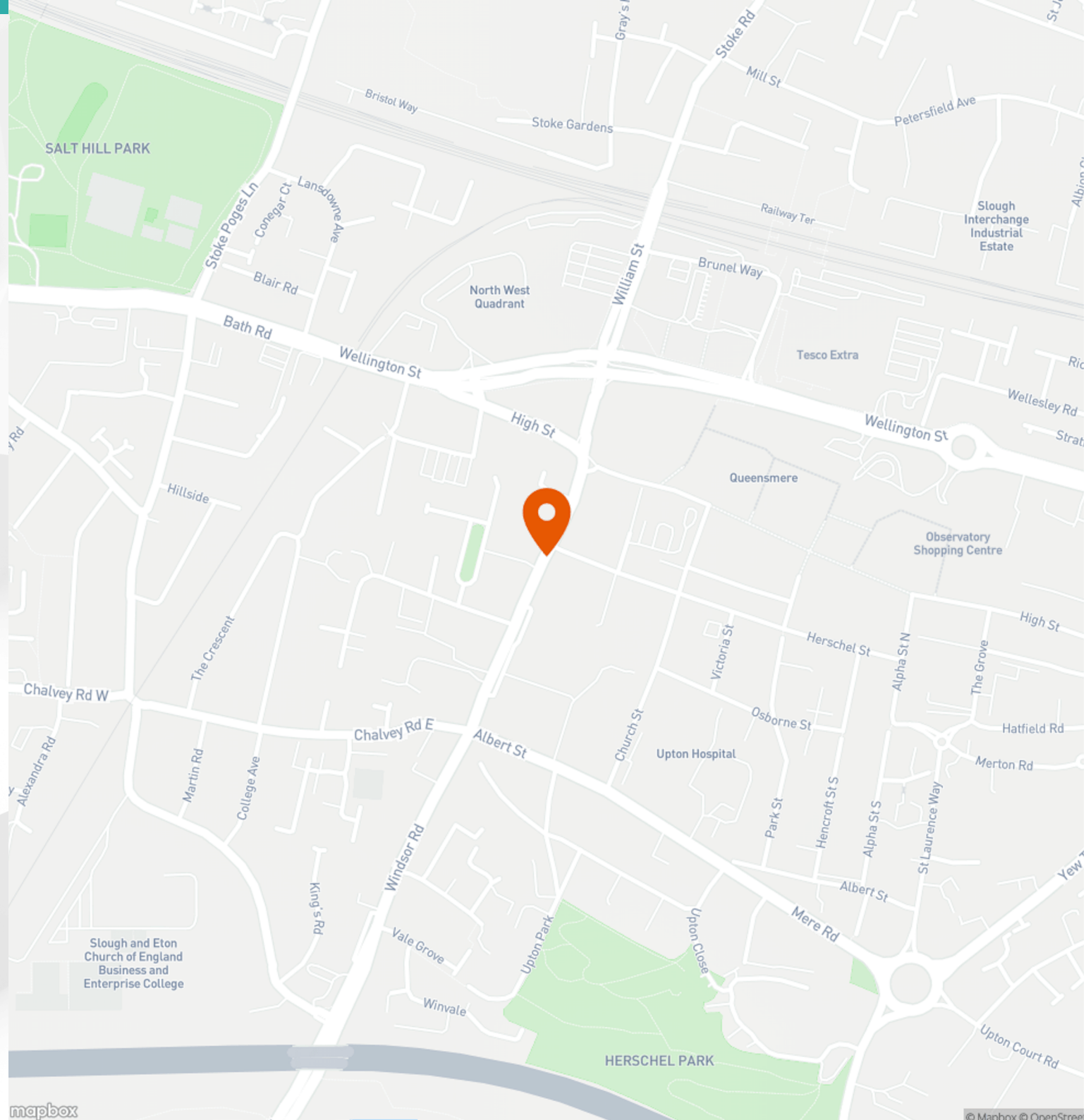
Location



**Observatory House, 25
Windsor Road, Slough, SL1
OSA**

A 5-minute walk from Slough Train Station. Unparalleled town centre parking. Excellent connectivity - three motorway junctions (J4, J5 and J6) Four Elizabeth Line trains an hour and a 16 minute drive to Heathrow Airport. Slough is a gateway to the Thames Valley, the UK's most productive sub-region and home to over 115,000 businesses, including 11 of the world's top 15 technology companies.

The proximity of Slough to Heathrow Airport puts businesses within easy reach of their national and international customers, supply chains and markets. The expansion of Heathrow Airport, coupled with new rail developments, provides a truly global and connected platform to operate and grow your business.



Further Details

Description

25 Windsor Road is A standout office building totaling 111,000 sq ft arranged over ground and five upper floors. It benefits from a 3,500 sq ft central atrium with concierge reception, a variety of informal breakout, touchdown and meeting areas.

There is now the opportunity to acquire 17,123 sq ft situated on the top floor of this Grade A town centre office building. This floor also benefits from a private 1,439 sq ft terrace.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	17,123	1,590.78	Available
Total	17,123	1,590.78	

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.





Enquiries & Viewings



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