



375 BATH ROAD
SLOUGH, SL1 5QA

F O R E S T
REAL ESTATE

TO LET

20,324 SQ FT

Rare Opportunity to Lease Large Industrial Trade Counter with Front & Rear Yard

Key Features

- Front & Rear Yard
- Prominent A4 Bath Road frontage
- Walking distance to Burnham Elizabeth Line station
- Excellent access to the M4, M25 and Heathrow Airport
- Minimum eaves height of c. 5m to warehouse, rising to c. 8.6m into the apex
- Three Phase Power & Gas Supply
- Parking for 10+ Cars

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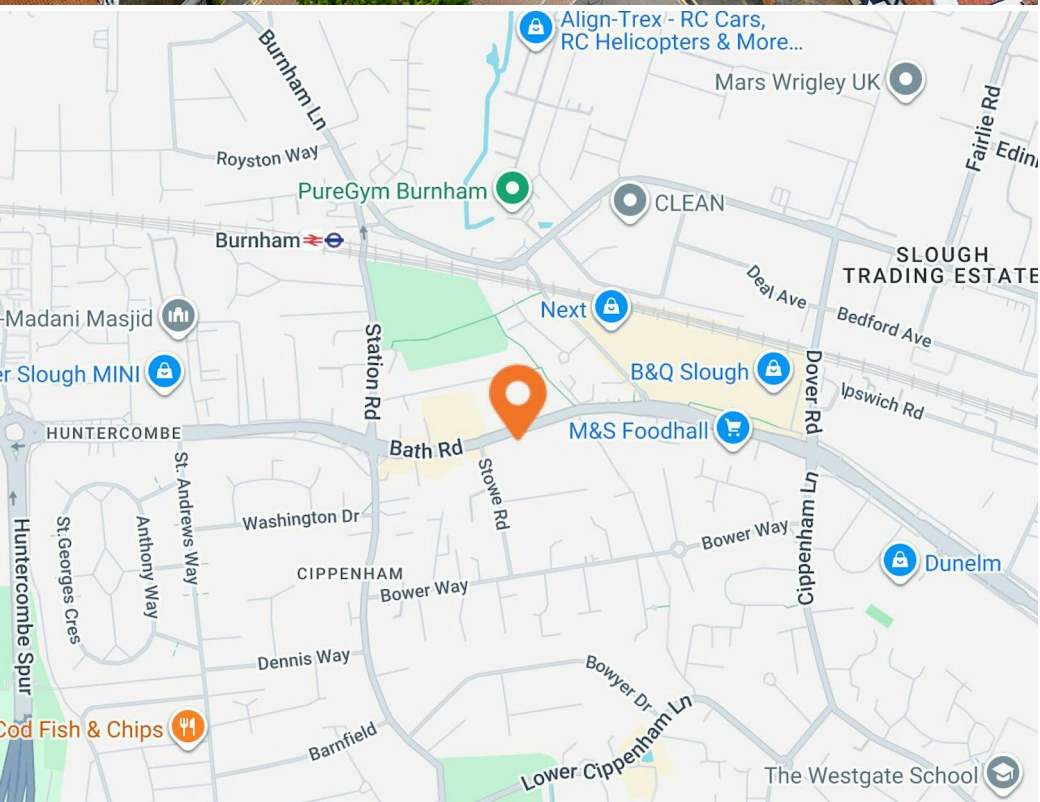
Description

375 Bath Road comprises a self-contained, detached warehouse with ancillary office accommodation and a trade counter facility, formerly occupied by HSS Hire for a number of years. The property benefits from office accommodation arranged over ground and first floors at the front of the building, together with parking for approximately 15 vehicles. Loading is facilitated via two loading doors, providing access from both the front car park and a secure gated yard to the rear, offering operational flexibility for occupiers.

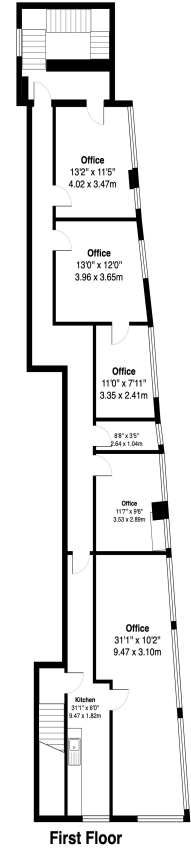
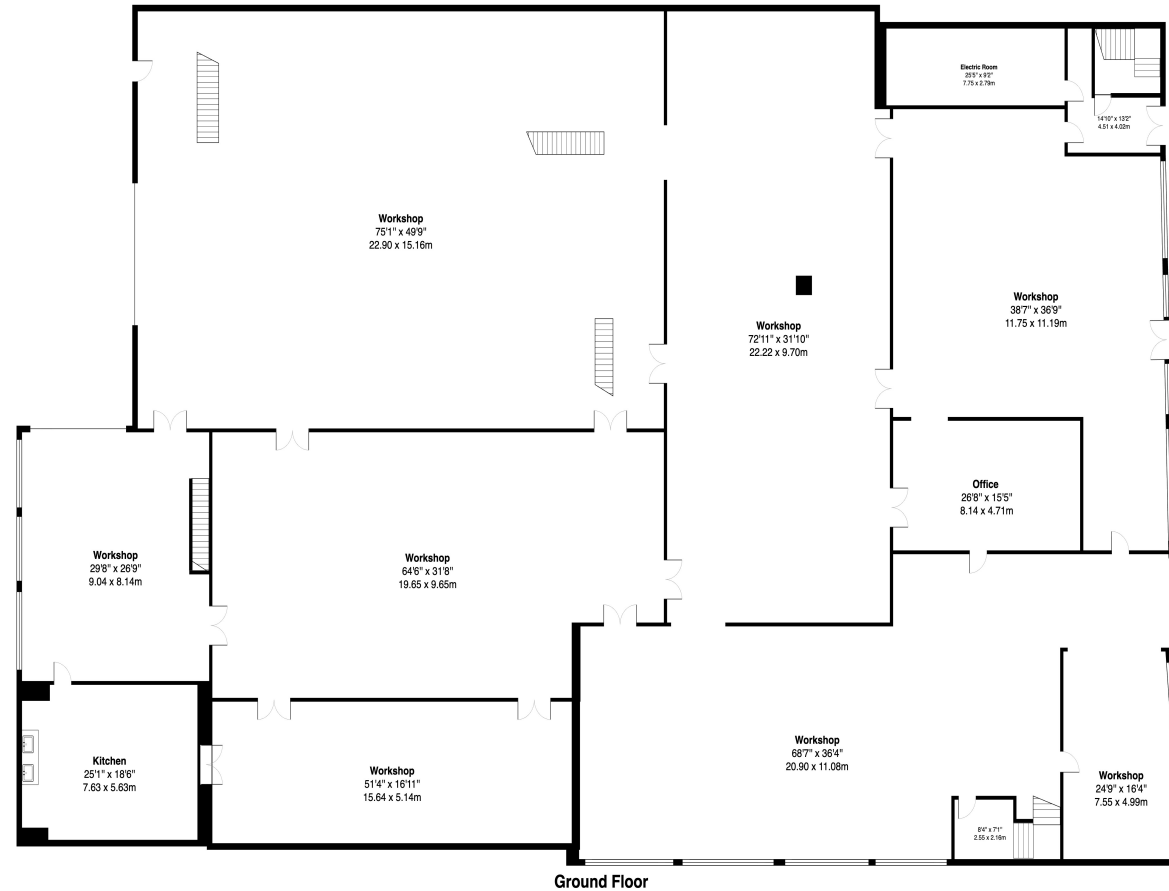
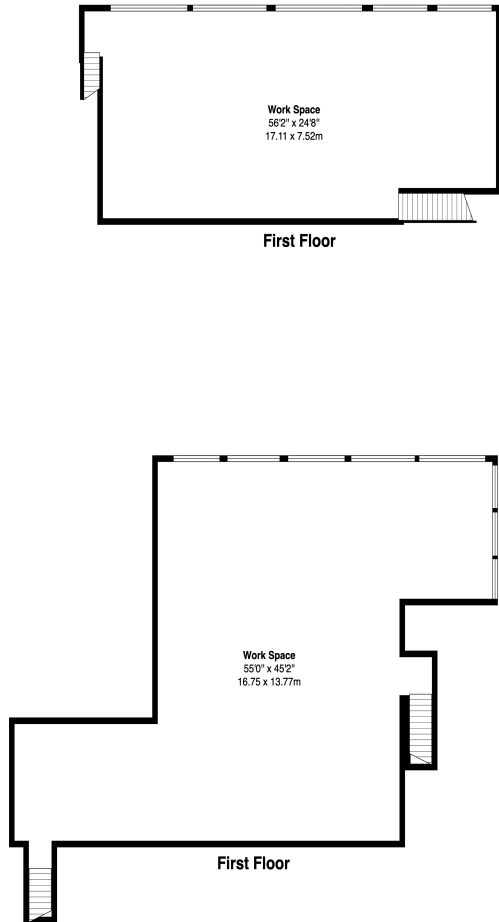
Location

375 Bath Road occupies a prominent position on the A4, one of Thames Valley's principal commercial corridors, approximately 2.5 miles west of Slough town centre and within close proximity to Junctions 6 and 7 of the M4 motorway.

The property benefits from excellent public transport connectivity, with Burnham station within walking distance and Slough station approximately 2.5 miles east. The Elizabeth Line provides direct services to Heathrow Airport, Paddington, the West End, the City and Canary Wharf, whilst Slough station also offers fast Great Western Railway services to London Paddington and Reading.







Bath Road SL1
Total Gross Area: 20324 ft² ... 1888.2 m²

All measurements are approximate and for identification purposes only, not to scale. Compare with the RCD scale of measuring practice.

Availability

Lease New Lease

Rent £275,000 per annum

Rates £100,320 per annum

Service Charge N/A

VAT Not applicable

EPC On application

Contact

Ethan Shine

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