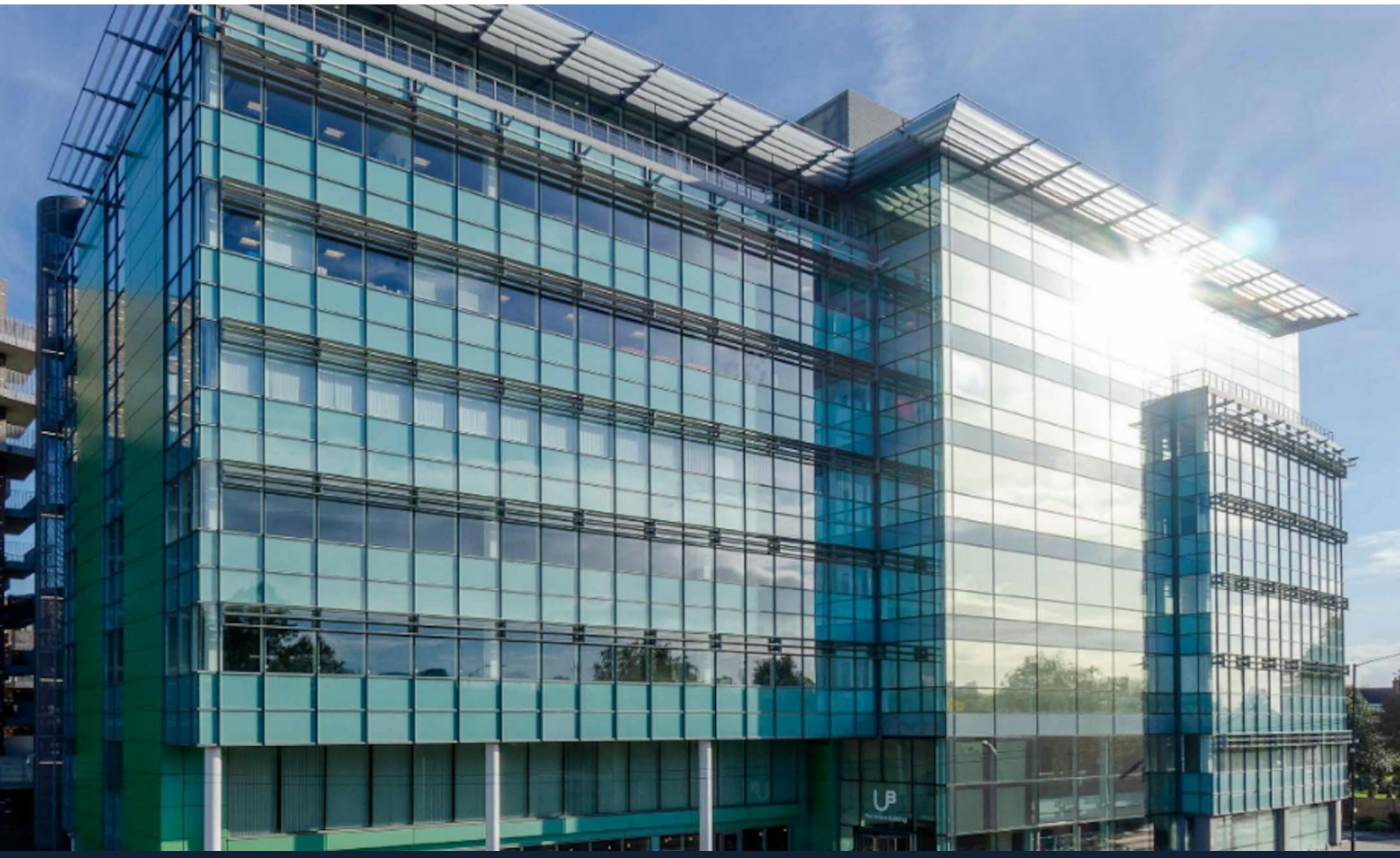
Office

TO LET

HOLLIS HOCKLEY



The Urban Building, Slough, SL1 2BE

Contemporary workspace

Summary

Tenure	To Let
Available Size	7,315 to 32,889 sq ft / 679.59 to 3,055.49 sq m
Rent	£29.50 - £32.50 per sq ft
Service Charge	£13.50 per sq ft
Rates Payable	£10.59 per sq ft
EPC Rating	Upon enquiry

Key Points

- CAT A+
- EPC rating C
- Excellent car parking of 1:247
- 4 pipe fan coil air conditioning
- Floor-to-ceiling height of 2.75m
- 3 x 13 person passenger lifts
- Shower and cycle facilities
- Cafe on ground floor

The Urban Building, Slough, SL1 2BE

DESCRIPTION

The Urban Building is a multi-let Grade A office building designed to provide a vibrant environment for its tenants. The building is centred around a modern reception and a contemporary ground floor cafe

LOCATION

Slough is located equidistant between Central London (22m) and Reading (21m), in the heart of the Thames Valley.
The town benefits from excellent transport links with the M4, M40 and M25 close by, the Elizabeth Line means Heathrow Airport is only 7 miles away.

Slough railway station is a 5 minute walk from the building. It is located on the Great Western main line and the Elizabeth Line which provides a service every ten minutes at peak times.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th	11,860	1,101.83	Available
6th - Part	7,315	679.59	Available
4th	13,714	1,274.07	Available
Total	**32,889**	**3,055.49**	

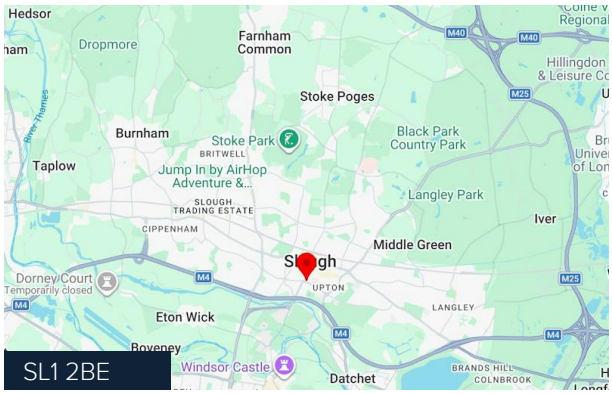
VIEWINGS

Available on request only.

TERMS

New Lease





Viewing & Further Information

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