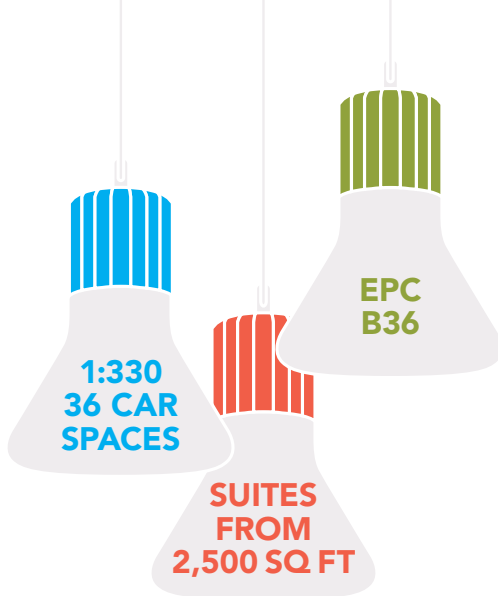




EXTENSIVELY REFURBISHED
TOWN CENTRE OFFICE



MERIDIAN
SLOUGH



DESCRIPTION

The property, constructed in early 2000, provides modern open plan air conditioned offices. The property benefits from 36 covered car parking spaces with parking to the front and rear. The property has undergone extensive refurbishment to include new M&E throughout.

ACCOMMODATION

Floor	sq ft	sq m
Ground floor reception	549	51
Ground floor office	538	50
First floor office	4,076	379
Second floor office	4,126	383
Third floor office	2,162	201
Third floor conference room	349	32
Total	11,800	1,096

IPMS3

 AIR
CONDITIONED

 36 CAR SPACES
(1:330)

 FULL RAISED
ACCESS
FLOORS WITH
200MM VOID

 LED
LIGHTS

 SUSPENDED
CEILINGS

 8 PERSON
PASSENGER
LIFT

 ACCESSIBLE
WCs ON
EACH FLOOR

 CARPETED
THROUGHOUT

 FLOORS
SEPARATELY
METERED

 AVERAGE SLAB
TO SLAB
HEIGHT 3.4M
(1.5M FLOOR VOID)

 DDA
COMPLIANT

 SHOWERS

 THIRD FLOOR
CONFERENCE
ROOM

 EPC B36

 NEW M&E
THROUGHOUT

Second floor

LOCATION

Slough is one of the Thames Valley's fastest connected towns, with trains running to London Paddington within 17 minutes.

The introduction of Crossrail (2019) means Slough will benefit from a direct link to central London, The City and The East of London.

In 2022, the station will have a direct rail link to London's Heathrow Airport, within a journey time of 6 minutes.



NEW BUS STATION

BY ROAD AND RAIL

ROAD

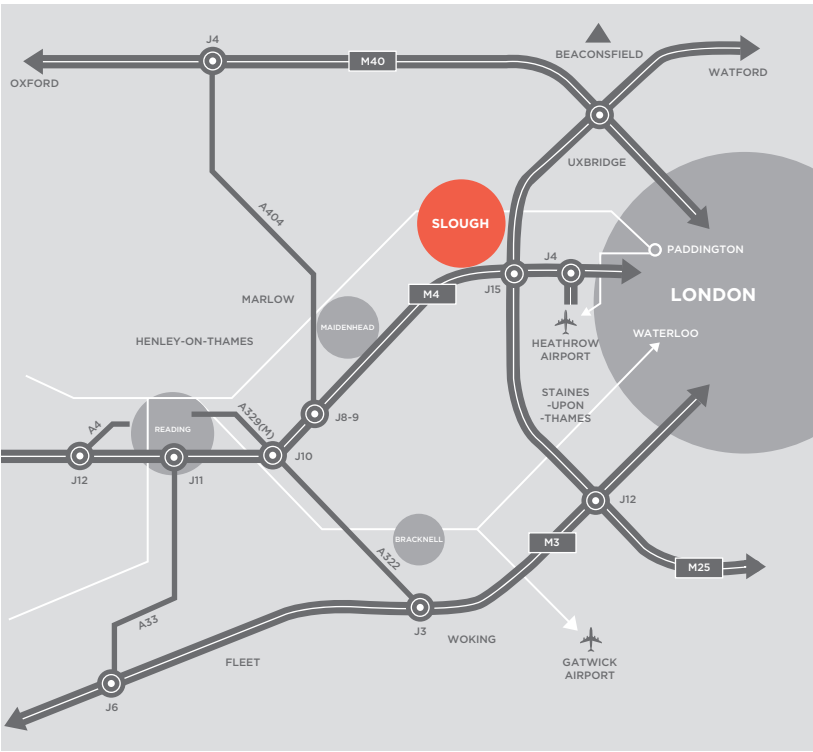


M4	2 miles
M25	4.5 miles
Ascot	10 miles
Central London	21 miles
Heathrow Airport	6.5 miles
Gatwick Airport	50 miles

RAIL



Windsor & Eton Station	8 mins
Reading Station	15 mins
Paddington Station	19 mins
Heathrow Airport	36 mins
Gatwick Airport	1h 30 mins



RENOVATED TRAIN STATION

CROSSRAIL
2019



10 MIN WALK TO
TRAIN STATION



2022 WRLtH
6 MINS TO
HEATHROW



BOND STREET
IN 32 MINS



LONDON
PADDINGTON
IN 15 MINS



J6 M4
1.5 MILES



EMBRACE
EVOLVE
ENGAGE

SLOUGH IS
CHANGING FOR
THE EMERGING
WORKFORCE OF
TOMORROW

SLOUGH
VOTED THE
BEST PLACE
TO WORK IN
THE UK

2017

MARS BAR WAS FIRST
MANUFACTURED IN
SLOUGH IN 1932 AND
THE HEADQUARTERS
IS STILL THERE TODAY



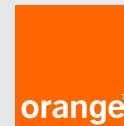
4,600 THRIVING BUSINESSES
IN SLOUGH PROVIDING
87,000 JOBS

SLOUGH IS
HOME TO AN
IMPRESSIVE 42
PARKS AND
OPEN SPACES

SLOUGH HAS A HIGHLY
SKILLED WORKFORCE AND
HAS ATTRACTED MANY
MAJOR OCCUPIERS

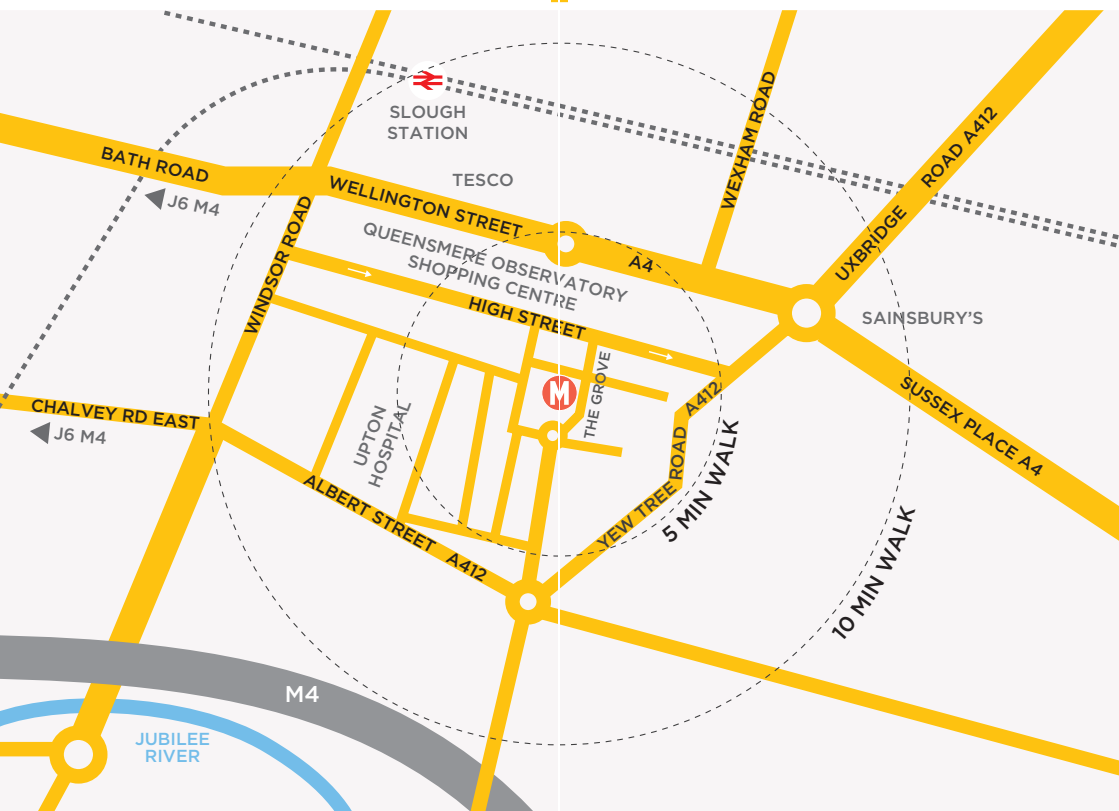


JOIN THE ALREADY
ESTABLISHED
COMPANIES
IN SLOUGH



2-4 THE GROVE • SLOUGH • SL1 1QP

WWW.MERIDIANSLOUGH.CO.UK



Viewing and further information

Viewing strictly by prior appointment with the sole agent:

Caroline Waldron

01628 676001

cwaldron@lsh.co.uk

Cliff Jackson

01628 676001

cjackson@lsh.co.uk

**Lambert
Smith
Hampton**

01628 676 001

Misrepresentation Act 1967. Whilst all the information in these particulars is believed to be correct, neither the agents or their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas are quoted as approximate. Financial Act 1989. Unless otherwise stated, all prices must satisfy themselves independently as the incidence of VAT in respect of any transaction. March 2018.