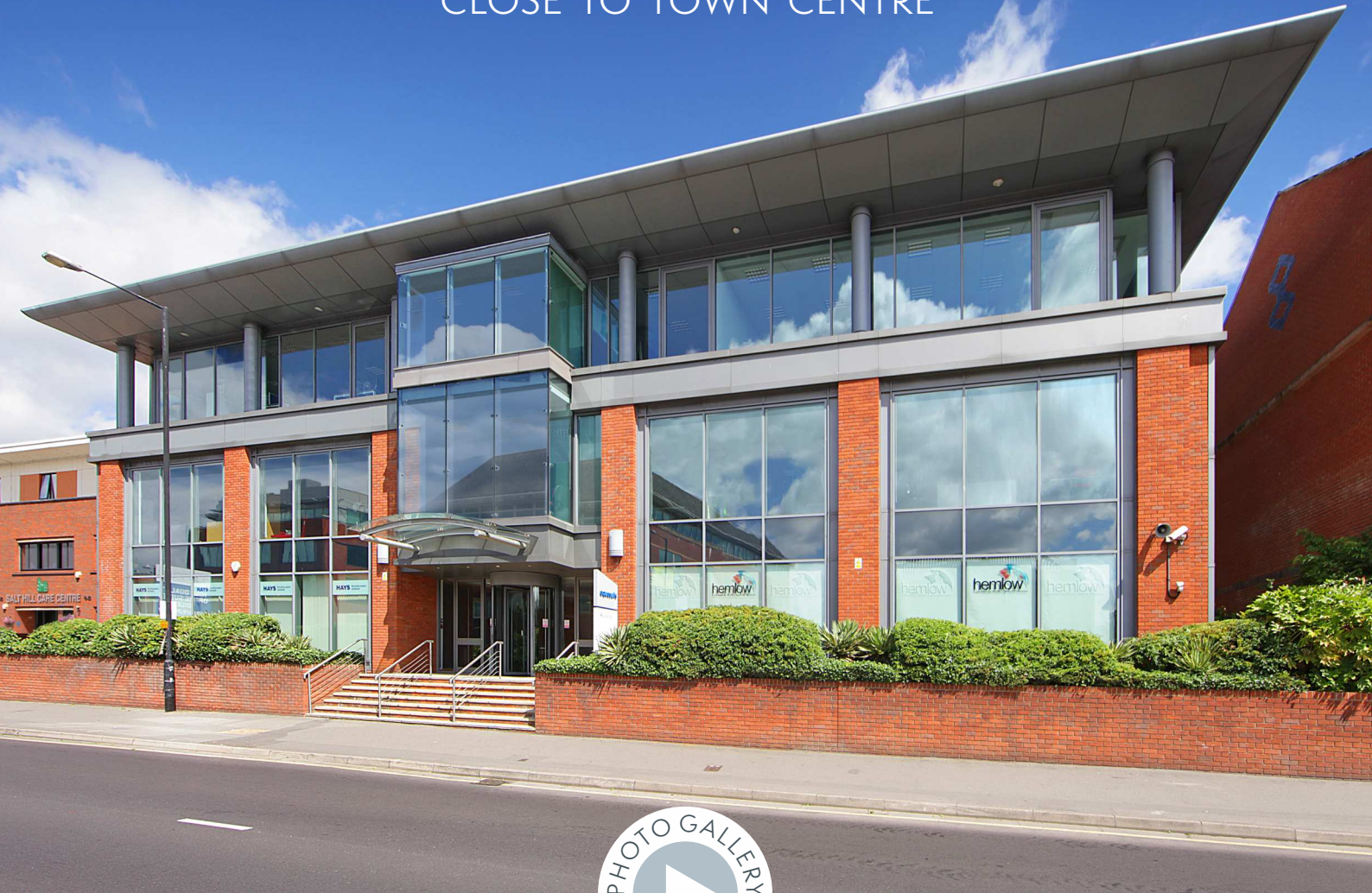




AQUASULIS

10 -14 BATH ROAD · SLOUGH · SL1 3SA

HIGH QUALITY AIR CONDITIONED OFFICES
CLOSE TO TOWN CENTRE



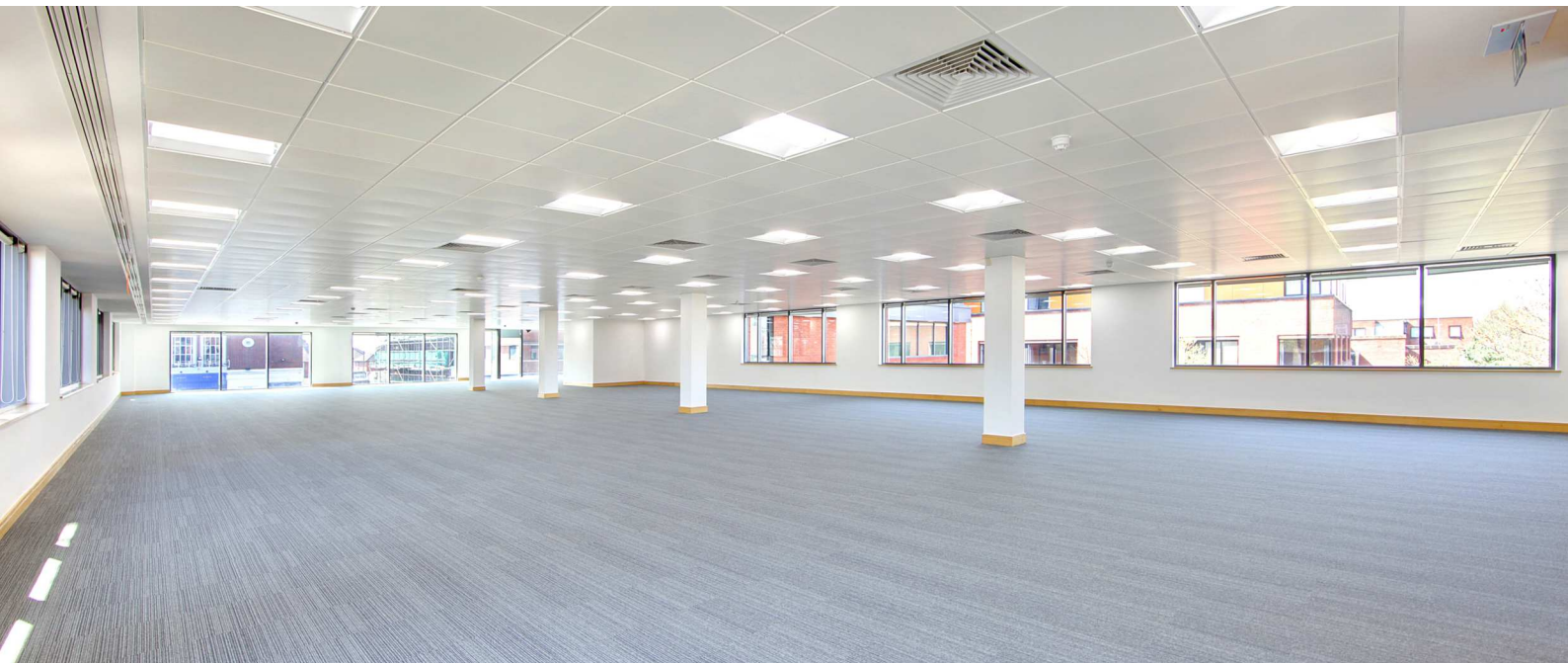
TWO SUITES AVAILABLE

1,693 SQ FT (157 SQ M) & **1,858 SQ FT** (172 SQ M)

TO LET

Aquasulis is located on the Western edge of Slough town centre, within walking distance of the main shopping, leisure facilities and Slough Train Station (Crossrail ready 2019). The mainline station provides a fast and frequent service to London Paddington.

Junction 6 of the M1 is only 1 mile away and provides quick access to the M25 and London Heathrow Airport. Slough Station will provide a quick connection to London Heathrow, the West End and the City (2019).



DESCRIPTION

Aquasulis prominently faces the Bath Road, providing excellent signage opportunities.

The property has one remaining floor comprising:

- 4 pipe fan air conditioning
- Suspended ceilings with flat panel LED lights
- Full access raised floors with 150mm clear void
- Separate male and female WC's on each floor
- Shower facilities
- Two 8 person passenger lifts
- Manned reception
- Basement bike storage
- Parking on site



ACCOMMODATION

Approximate NIA areas:

First Floor - 1,858 sq ft (172.6 sq m)
Plus 3 car parking spaces

Ground Floor - 1,693 sq ft (157.3 sq m)
Plus 3 car parking spaces

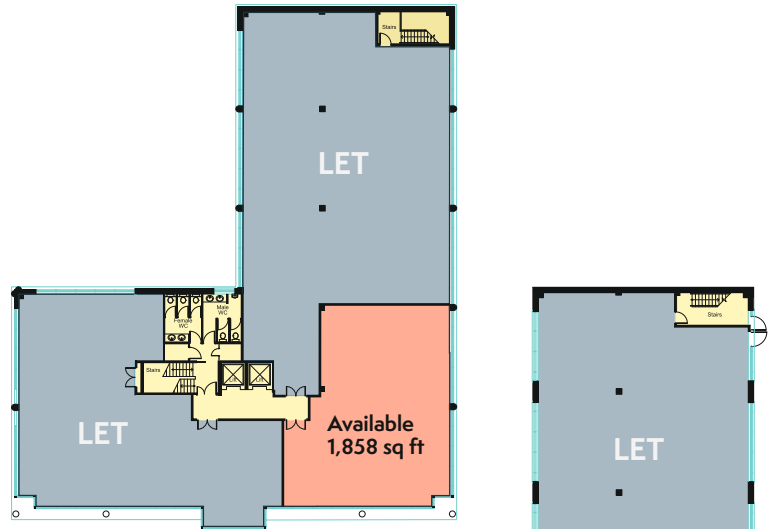
**MORGAN
SINDALL
GROUP**



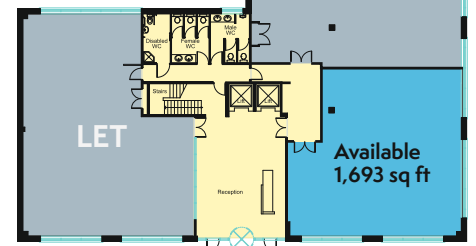
HAYS
Recruiting experts
worldwide



**SLOUGH
URBAN
RENEWAL**



First Floor



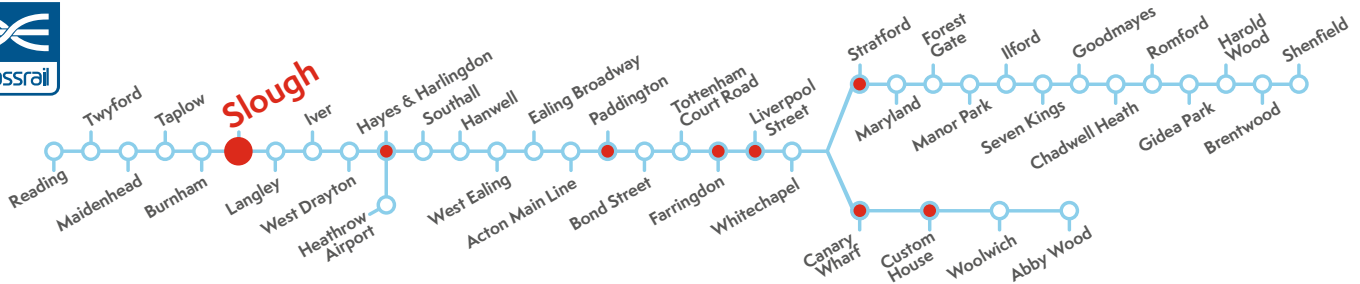
Ground Floor

Floor plans are for guidance only and strictly indicative.

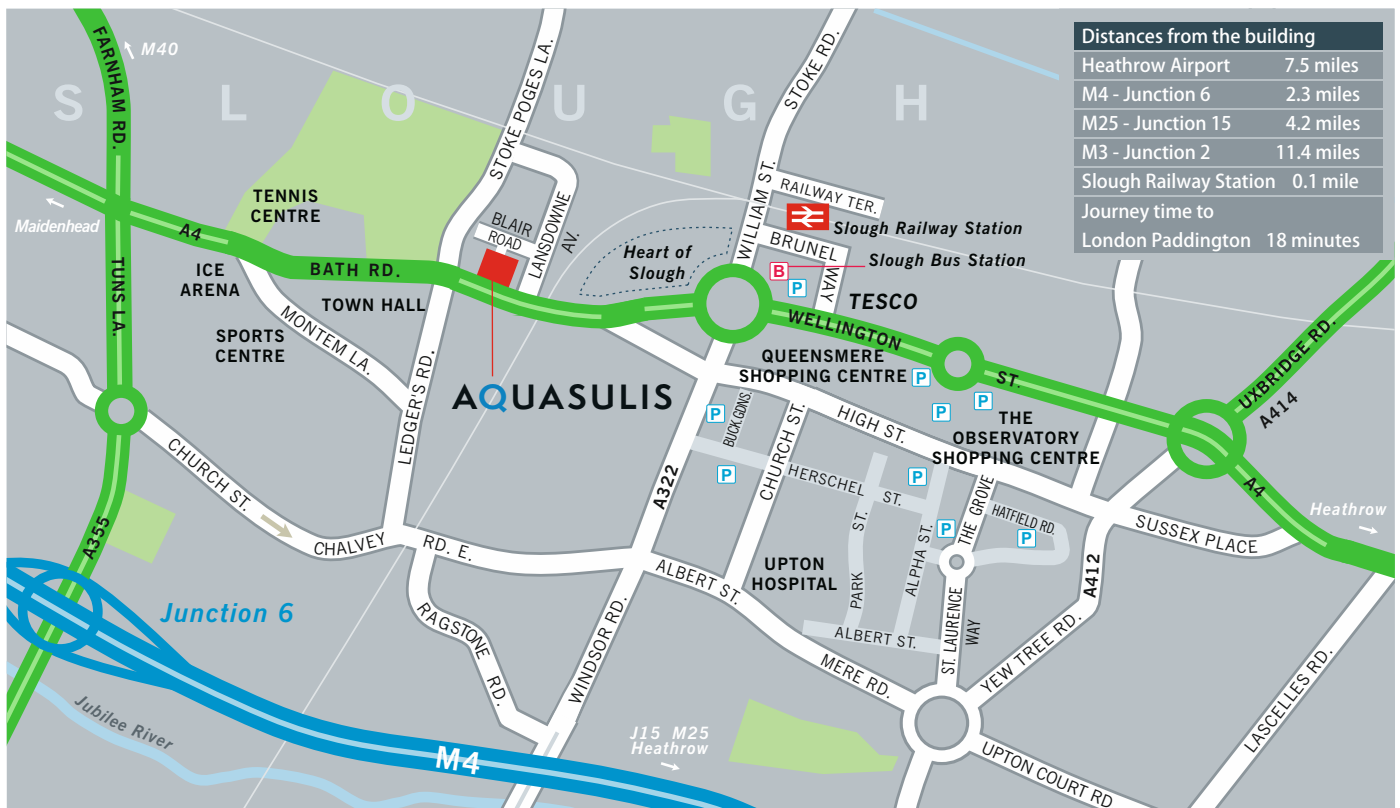


AQUASULIS

10 -14 BATH ROAD · SLOUGH · SL1 3SA



From 2019 Crossrail is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Crossrail will also provide easy access to Eurostar, Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).



Terms: The premises are available on flexible lease terms for a term to be agreed.

Rent: On application.

VAT: All prices are quoted exclusive of VAT.

EPC Rating: E (122)

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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Important Notice

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