

THE SWITCH

EXTENSIVELY REFURBISHED
GRADE A OFFICE BUILDING

1-7 The Grove, Slough, SL1 1QP

theswitchslough.co.uk

// THE OPPORTUNITY

A unique opportunity to acquire Grade A refurbished offices in the heart of Slough.

The Switch has undergone an extensive refurbishment programme throughout and now provides a striking building with a new remodelled larger reception and new entrance canopy transforming the building.

The building provides Grade A office accommodation from 3,012 sq ft up to 65,178 sq ft arranged over ground and nine upper floors.

"We chose The Switch because of the quality of refurbishment on offer and the attention to detail of creating an environment where people will want to work. The building is also exceptionally well located in the town centre close to the High Street and within walking distance of the station."

CERTAS ENERGY

150

Parking spaces

10

Minutes walk to the station

£450m

Town regeneration





// BUILDING SPECIFICATION

- Self contained floor plates
- Extensively remodelled reception
- Striking new entrance canopy
- New male and female WCs on each floor
- New LED lighting
- VAV air conditioning system
- 150 mm raised floors
- New large shower and changing facilities
- New on site refreshments facility
- On-site bicycle facilities
- New on site meeting rooms
- 150 on site parking spaces
- New interactive LiveWire LED wall
- 3 fully refurbished passenger lifts



// AVAILABILITY

FLOOR	Sq ft	Sq m
Ground	3,012	279.8 NOW LET
1st	10,511	976.5
2nd	10,512	976.6
3rd	9,848	914.9
4th	5,222	485.1
5th	5,219	484.9
6th	5,219	484.9
7th	5,214	484.4
8th	5,217	484.7
9th	5,204	483.5
Total	65,178	6,055.3

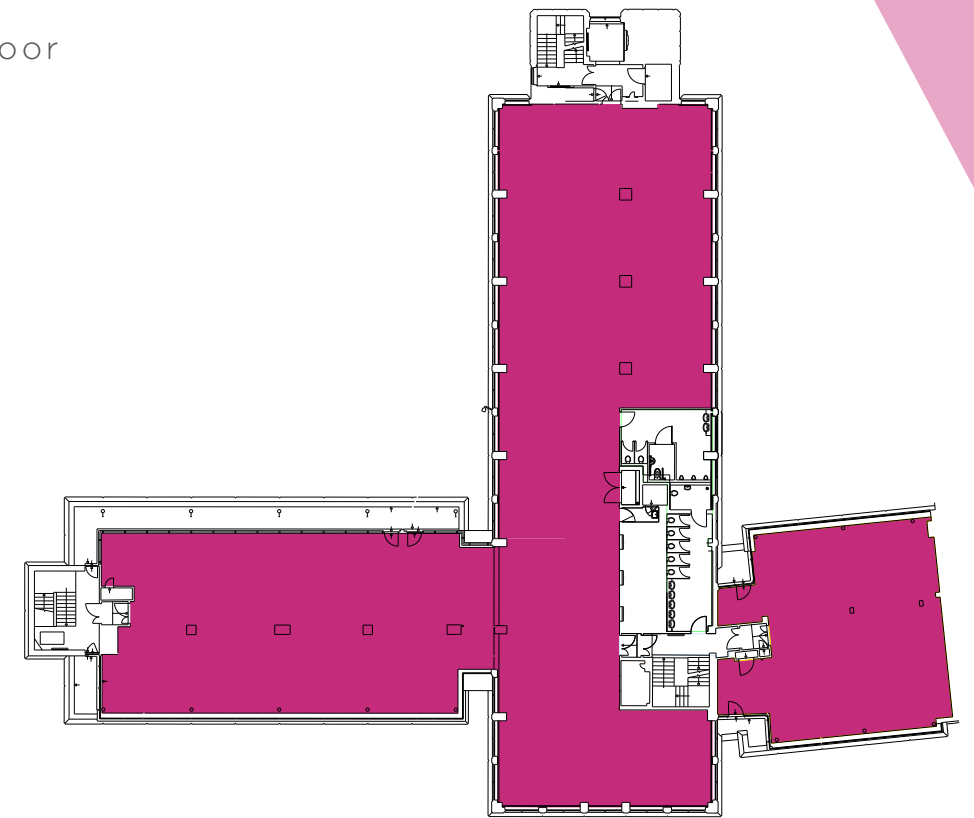
Floor areas provided in accordance with IPMS3 - Offices



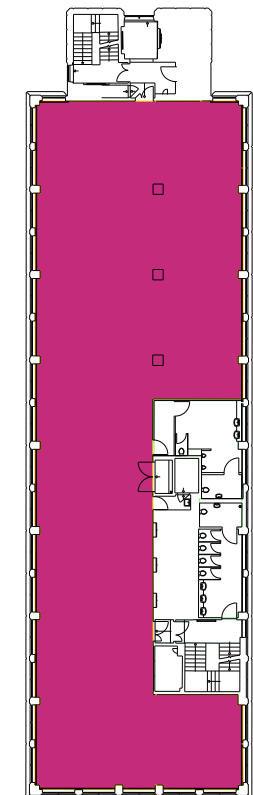
// FLOOR LAYOUT

Flexible, efficient floorplates capable of subdivision

First Floor - Third Floor

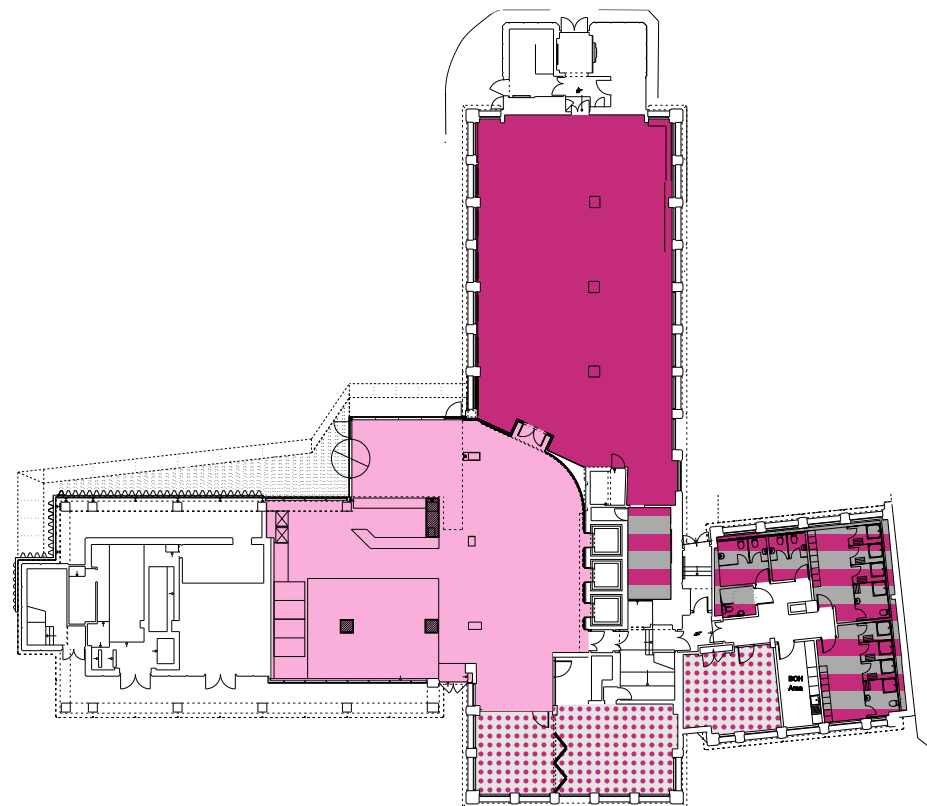


Fourth Floor - Ninth Floor



// GROUND FLOOR LAYOUT

- Office Space
- WC / Shower Zone
- Communal meeting rooms
- Reception & breakout area



WHY SWITCH?



// LOCATION

Slough is located in the heart of the Thames Valley, within close proximity to Junctions 5, 6 and 7 of the M4 motorway.

Slough has long been established as a base for generating trade and industry. It is the headquarters to many multinationals such as HTC, Reckitt Benckiser, O2, Black & Decker and 4,600 other business enterprises.

Slough has an abundance of offerings available either in the town itself or within close proximity. On your doorstep you will find a fantastic selection of retail amenities including Debenhams, Marks & Spencer, River Island, Next, Boots and WH Smith.

Local eateries and cafés include Pizza Express, Starbucks and Costa Coffee. Café Rouge, The Flaming Cow, Gilbey's Restaurant and Côte Brasserie can be found a few miles away in Windsor and Eton. The famous Waterside Inn and The Fat Duck in Bray are also within easy reach of The Switch.

For those looking for a more active offering the town provides access to both easyGym and Buzz Gym, LA fitness, Empire Cinema, Slough Ice Arena and Jump In trampoline park. Stoke Park Country Club, Legoland Windsor, Ascot Racecourse and Royal Windsor Racecourse can also be found within a short driving distance.

Rail

Windsor & Eton Central	6 minutes
London Paddington	18 minutes
Reading	14 minutes

Drive

Central London	21 miles
Heathrow Airport	8.4 miles
M4 J6	2.3 miles
M25 J15	4.3 miles
M40 J1A	6.8 miles
M3 J2	12.2 miles
M1 J5A	23.6 miles

Walk

Slough High Street	1 minute
Slough Station	10 minutes
Slough Bus Station	10 minutes

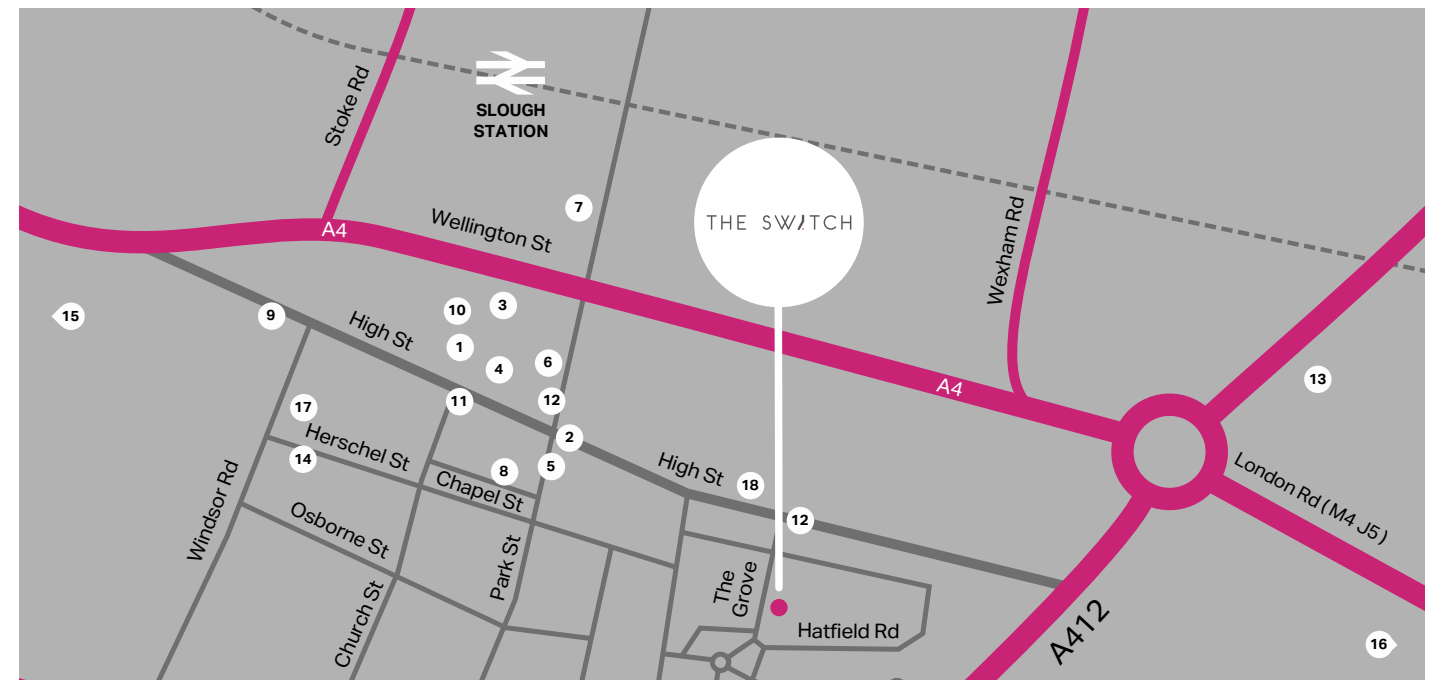
Elizabeth Line (2019)

London Paddington	28 minutes
Bond Street	32 minutes
Liverpool Street	39 minutes
Canary Wharf	46 minutes

Drive distances sourced from AA Route Planner



View of Windsor Castle from The Switch



Amenities

RETAIL

- 1) Marks & Spencer
- 2) River Island
- 3) H&M
- 4) Debenhams
- 5) Boots
- 6) Next
- 7) Tesco
- 8) WH Smith

RESTAURANTS

- 9) Pizza Express
- 10) Costa
- 11) Starbucks
- 12) Nando's

HOTELS

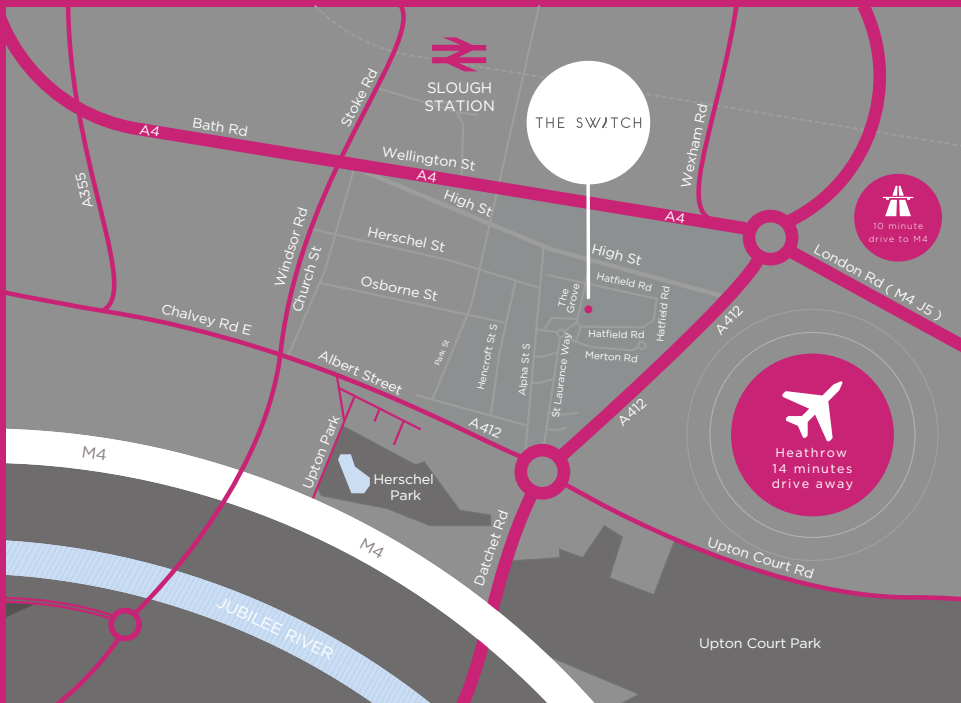
- 13) Premier Inn
- 14) Travelodge
- 15) Copthorne Hotel
- 16) Marriott Hotel

GYMS

- 17) Buzz gym
- 18) Easy gym



SWITCH To Slough



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