

**4,890 SQ FT (454 SQ M)
GROUND FLOOR OFFICES
IN A PRESTIGIOUS
HEADQUARTERS BUILDING**

TO LET ON FLEXIBLE TERMS

234

BATH ROAD, SLOUGH SL1 4EE



→ IMPRESSIVE RECEPTION AREA → HIGH QUALITY PRESTIGIOUS OFFICE
→ AIR-CONDITIONING → RAISED FLOORS → CYCLE STORAGE & LOCKERS
→ MALE, FEMALE AND DISABLED WC'S → BUILDING SHOWER FACILITIES



→ **SUB-LEASE AVAILABLE UNTIL 2024**

→ **CLOSE TO SLOUGH TRAIN & BUS STATIONS**

→ **NEW ON SITE CAFE NOW OPEN**



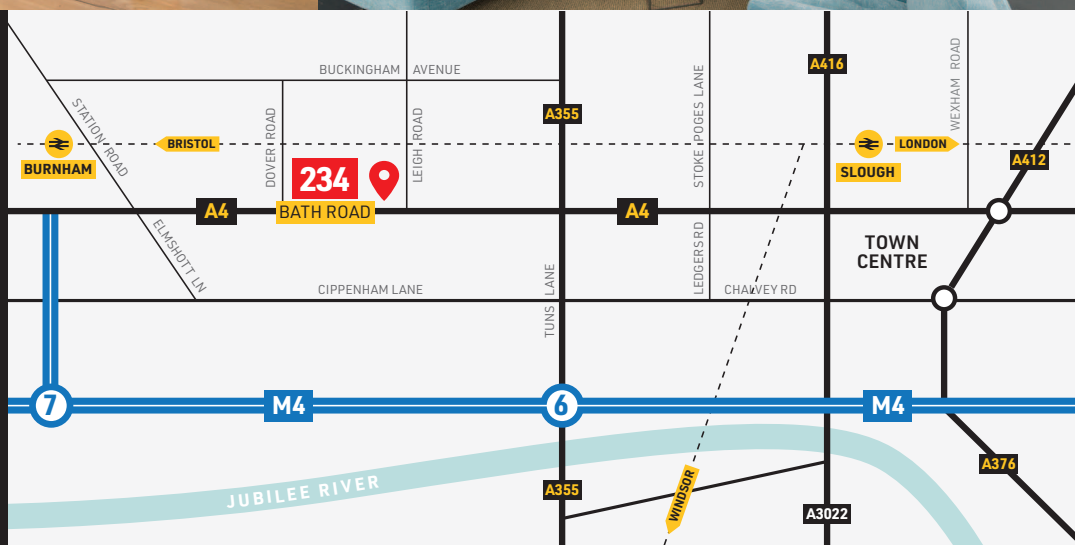
→ **MANNED RECEPTION**

→ **GENEROUS CAR PARKING ALLOCATION**

→ **GRADE A OFFICE ACCOMMODATION**



234 Bath Road is prominently located on the **A4 Bath Road** in the heart of **Slough**; the mainline railway station which provides regular services to **London Paddington, Reading** and **Oxford** stations is circa 1.5 miles distant. The station will also be served by the forthcoming Crossrail (Elizabeth Line) with direct access to **Central London** and the **City**. **Slough** is extremely well connected with the **M4, M25** and **M40** motorway networks all within easy distance.



Maidenhead 4.7 miles 17 mins / Heathrow 10.5 miles 20 mins / Reading 21 miles 34 mins / West End 23 miles 50 mins



EPC Energy Performance Rating B (36) - Full certificate available **TERMS** A sub-lease on terms to be agreed

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING CONTACT SOLE AGENTS DE SOUZA



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