

OFFICES

To Let

7 Bath Road, Slough, Berkshire, SL1 3UA



Key features:

High Quality Office

Prominent Corner Site in Slough Town Centre

Full Time Concierge

Fantastic link to M4 providing easy access to M25 and Heathrow

Good Car Parking Ratio (1:399 sq ft)



FROM 7,104 SQ FT (660 SQ M) TO 15,180 SQ FT (1,410 SQ M)

Location

7 Bath Road is located within short proximity to Slough Town Centre, the mainline railway station (18 minutes to Paddington) and other local amenities. The building also benefits from being within 2 miles from the M4 motorway, which provides swift access to the M25 and Heathrow airport.

Description

7 Bath Road is a high quality, Multi-let office building totalling 3,682 sq m (39,640 sq ft) arranged over ground and four upper floors.

The reception provides an attractive entrance to the flexible, air conditioned office space.

Other occupiers include Bibby Factors and Orion Clinical Services



VAIL WILLIAMS OFFICE NETWORK

BIRMINGHAM CAMBERLEY CRAWLEY GUILDFORD HEATHROW LONDON W1 PORTSMOUTH SOUTHAMPTON THAMES VALLEY

Floor Measurements

Second Floor	8,076	sq ft	750	sq m
Ground Floor	7,104	sq ft	660	sq m
TOTAL	15,180	sq ft	1,410	sq m

Amenities

- 4 pipe fan coil air conditioning system
- Suspended ceilings with LG3 compliant lighting
- Full access raised floors
- 2.7m floor to ceiling height
- 7.5m structural grid
- Two 13 person passenger lifts
- Male and Female WC's and shower
- Good car parking ratio (1:399 sq ft)

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Tenure

The ground and second floor (available from Nov 2012) are available individually or together on new flexible subleases. The head lease expires in March 2021.

Rent/Price

On application

Legal costs

Each party will bear their own legal costs

Viewing

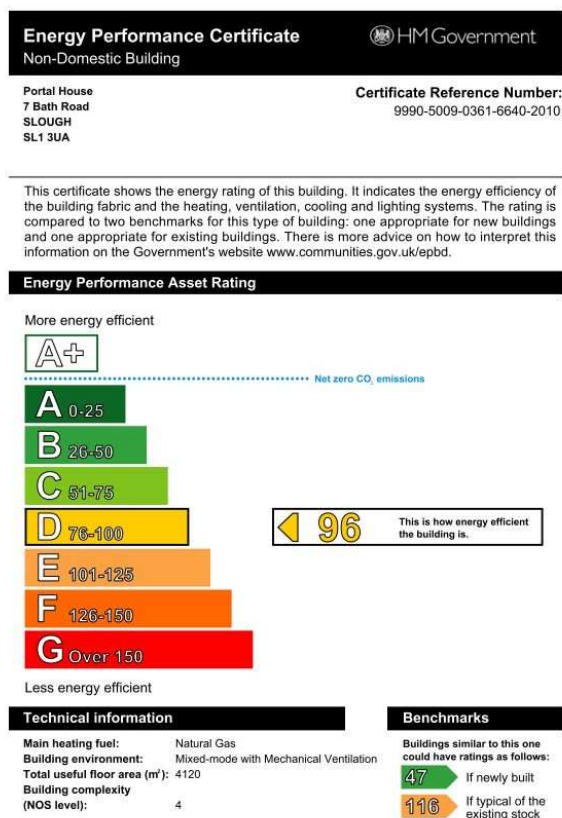
Strictly by appoint with the sole agent below:

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JULY 12
SUBJECT TO CONTRACT



VAIL WILLIAMS OFFICE NETWORK

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