

SLOUGH | 252 BATH ROAD
CENTRAL

REMAINING 9,720 SQ FT
GRADE A OFFICES

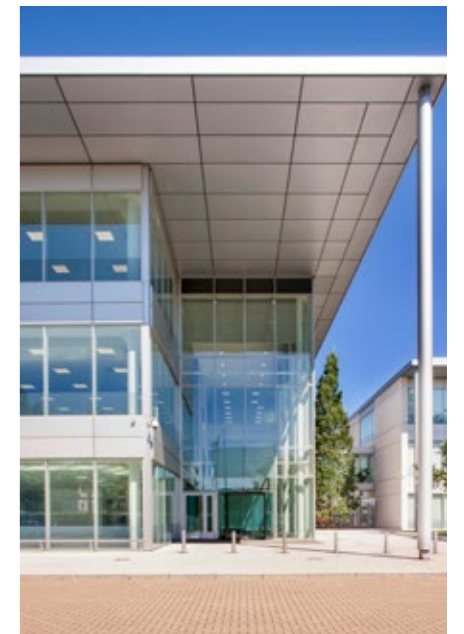


PRIME LOCATION

THE BUILDING IS SITUATED IN A PRIME LOCATION FRONTING THE BATH ROAD

You will find yourself in good company with neighbours of international standing from a diverse range of industries.

The combination of striking and elegant architecture makes 252 Bath Road the ideal space for an established and aspiring brand.



A DRAMATIC ENTRANCE

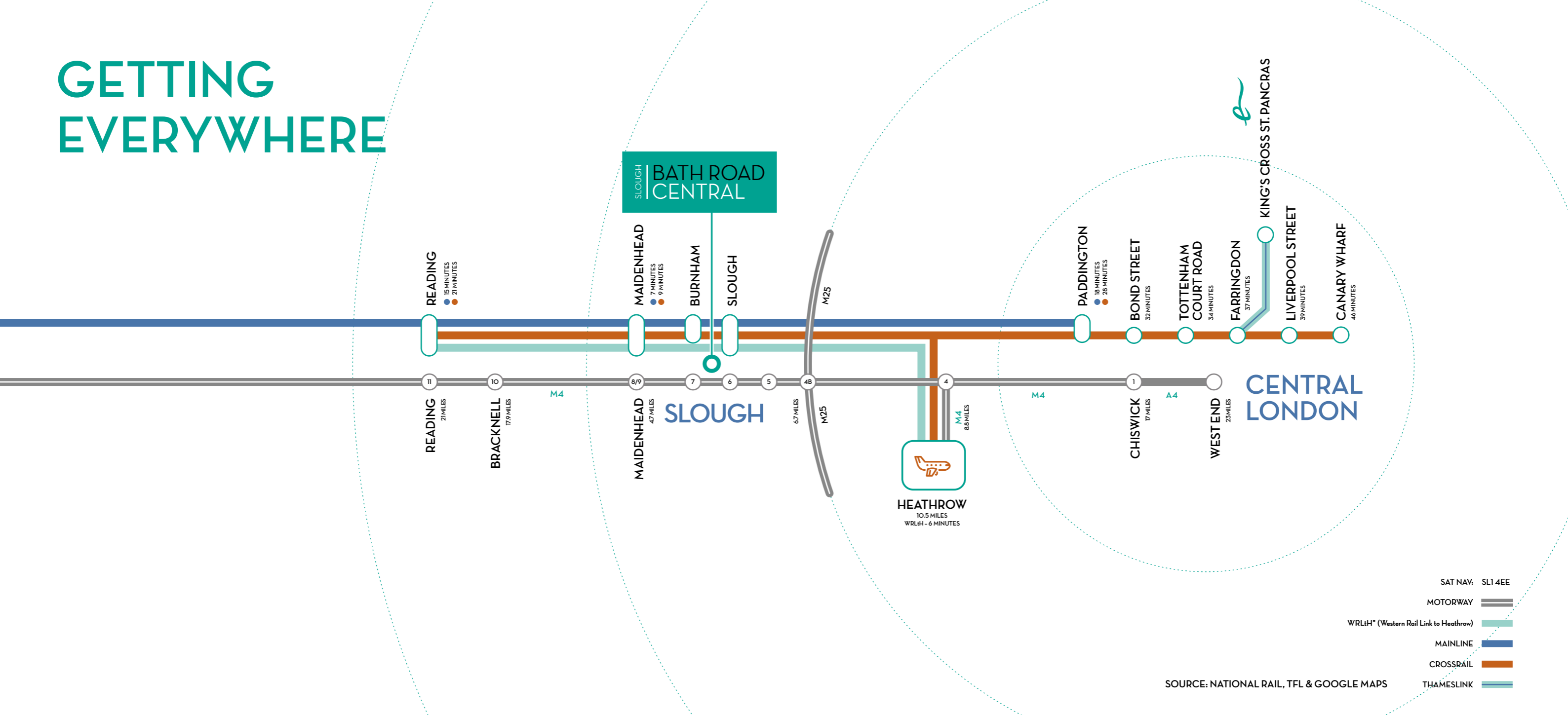
252 BATH ROAD IS A NEWLY REFURBISHED
SELF-CONTAINED OFFICE BUILDING

THE TRIPLE HEIGHT RECEPTION
LEADS ONTO GRADE 'A' OFFICE SPACE

ONLY THE GROUND FLOOR OFFICES
COMPRISING 9,720 SQ FT REMAIN
AVAILABLE TO LET



GETTING EVERYWHERE



A UNIQUE COMBINATION OF INTEGRATED TRANSPORT OPTIONS WITH BOTH CENTRAL LONDON AND HEATHROW LESS THAN 20 MINUTES AWAY



BY TRAIN

By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes

THE PROPOSED 'WRLH' (WESTERN RAIL LINK TO HEATHROW) IS DUE TO REDUCE TRAVEL TIMES TO HEATHROW TO JUST 6 MINUTES. RUNNING 4 TIMES AN HOUR



CROSSRAIL

Crossrail will provide direct train routes from Slough to Bond Street in 32 minutes and Heathrow Airport in 23 minutes



BY CAR

Located on the M4 motorway, with fast and direct access to the M40 and the M25

BOTH JUNCTIONS 6 AND 7 OF THE M4 ARE ONLY 5 MINUTES AWAY. THE M25 MOTORWAY IS LESS THAN 7 MILES AWAY



BY BUS

A bespoke shuttle bus service (SMaRT) is currently under construction and will provide a direct, non-stopping service between Bath Road Central and Slough train station

LOCAL BUS SERVICES ALSO OPERATE ALONG THE BATH ROAD PROVIDING STRONG CONNECTIVITY TO THE IMMEDIATE AREA



BY BIKE

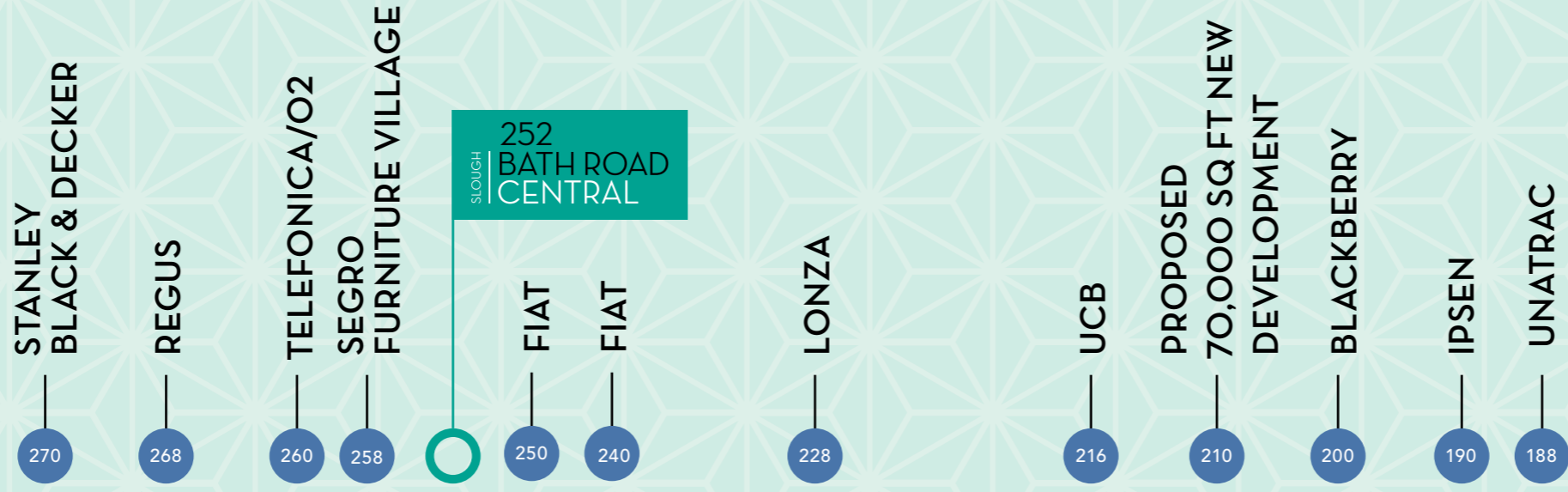
The town centre, retail and other amenities are all within easy reach by bicycle

SLough HAS ITS OWN CYCLE HIRE SCHEME WITH BICYCLE STATIONS ACROSS THE TOWN



ON FOOT

Local shops and ATMs are just a stroll away

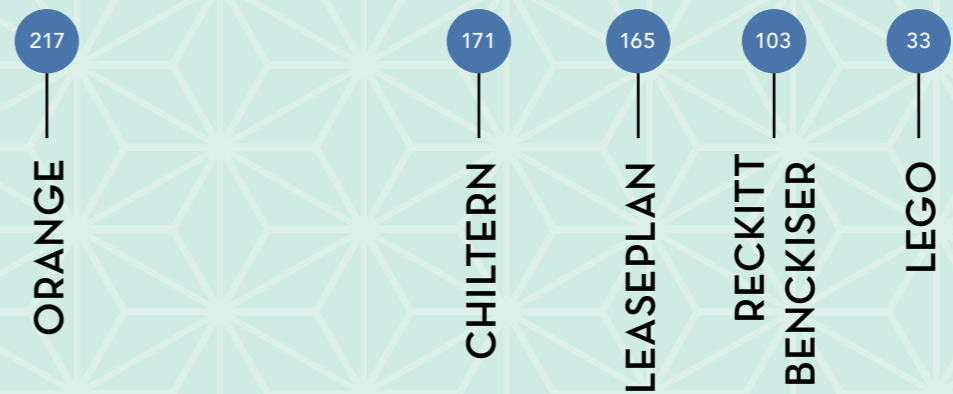


Towards Maidenhead and Reading

BATH ROAD A4

BATH ROAD A4

Towards London, M25 and Heathrow



IN GOOD COMPANY

THE BATH ROAD IS HOME TO A HIGH NUMBER OF LIKE-MINDED INTERNATIONAL BUSINESSES, MOST OF WHICH HAVE BEEN ESTABLISHED AND HAVE GROWN HERE OVER MANY YEARS.

SLOUGH IS THE LOCATION OF CHOICE FOR MANY UK AND EUROPEAN HEADQUARTERS INCLUDING, TELEFONICA/O2, FIAT, STANLEY BLACK & DECKER, LONZA, MARS, HTC AND CITROEN.



COMPETITIVE EDGE

32
PERCENT

CROSSRAIL WILL INCREASE SLOUGH'S CATCHMENT BY **+32%**

£450
MILLION

£450 MILLION IS BEING SPENT ON REGENERATION IN THE AREA

100
YEARS

SLOUGH HAS BEEN HOME TO THE MARS BAR FOR NEARLY **100 YEARS**

88
THOUSAND

SLOUGH OFFERS **88,000** JOBS IN APPROXIMATELY **4,000** BUSINESSES AND AN AVERAGE SALARY THAT IS ABOVE THE UK AVERAGE

£9
BILLION

SLOUGH HAS A **£9 BILLION** ECONOMY REPRESENTING A GDP OF MORE THAN **£2.5 MILLION** PER HECTARE



SLOUGH IS **SECOND** ONLY TO LONDON FOR NUMBER OF SUCCESSFUL STARTUPS

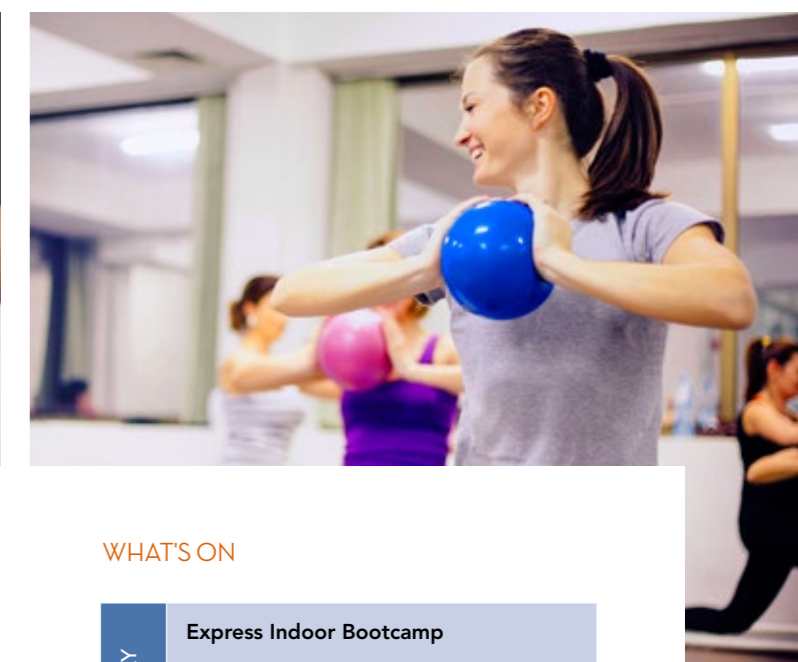
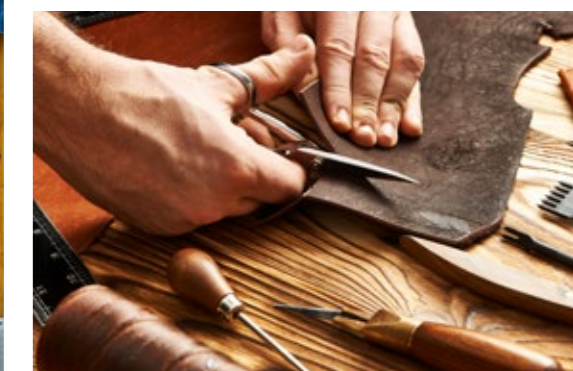


SLOUGH IS **FIRST*** FOR THE NUMBER OF CORPORATE HEADQUARTERS IN THE COUNTRY



SLOUGH IS THE **THIRD** MOST PRODUCTIVE TOWN IN THE UK

SOURCE: SLOUGH BOROUGH COUNCIL
*NUMBER OF HEADQUARTERS OUTSIDE LONDON



ON-SITE AMENITIES

MONTHLY:

WANDERING FEAST
FOOD MARKET

WEEKLY:

YOGA
FITNESS CLASS
SHOE REPAIR
DRY CLEANING
BARBER

WHAT'S ON

TUESDAY	Express Indoor Bootcamp
	Shoe Repair, Dry Cleaning, Laundry
WEDNESDAY	Express Yoga
	Beauty Therapist
THURSDAY	Express Indoor Bootcamp
	Barber Service

Typical weekly events schedule



SPECIFICATION

INTERNAL

- Fully refurbished 3 storey height reception
- 2 x 10-person passenger lifts
- 2.9m floor-to-ceiling height
- New metal raised access floor (250mm void)
- Metal tile suspended ceiling
- LED lighting
- Air conditioning – new refrigerant based VRV/VRF heat recovery systems
- Modern refurbished male, female and disabled WCs on each floor
- Separate shower provision on each floor
- EPC B

EXTERNAL

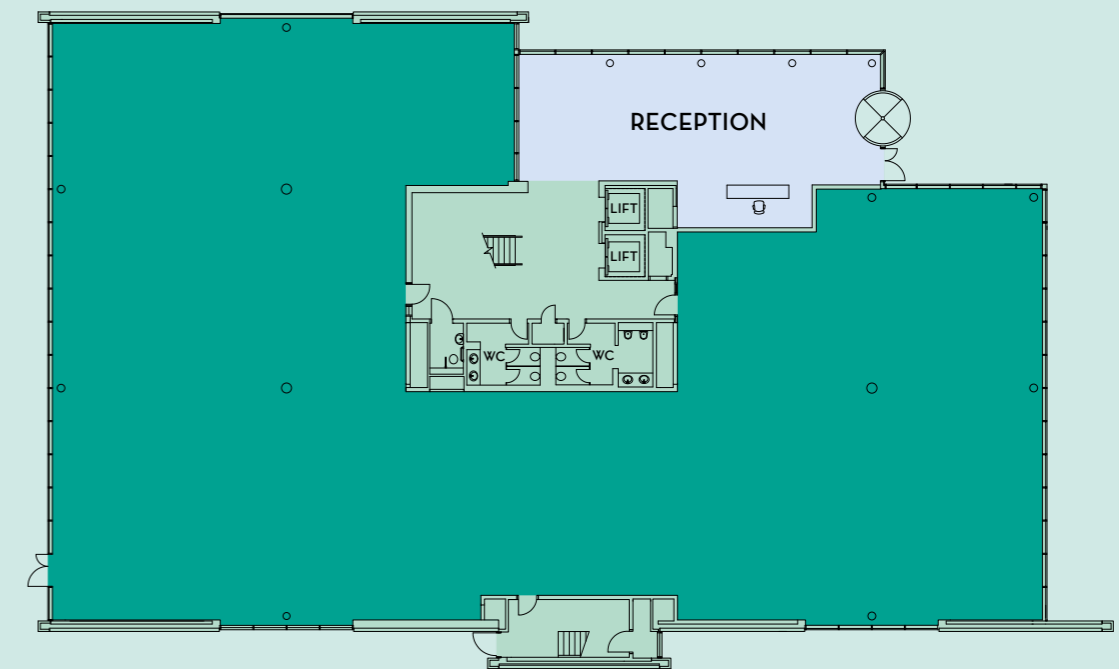
- High-quality external areas suitable for seating / external amenity and breakout areas
- Visitor parking and drop-off area accessed via service road
- 105 car spaces in total (1:280 sq ft net)

SCHEDULE OF AREAS

	SQ FT	SQ M
SECOND (LET)	LET	LET
FIRST (LET)	LET	LET
GROUND	9,720	903
GRD RECEPTION	1,125	105
TOTAL	10,845	1,008

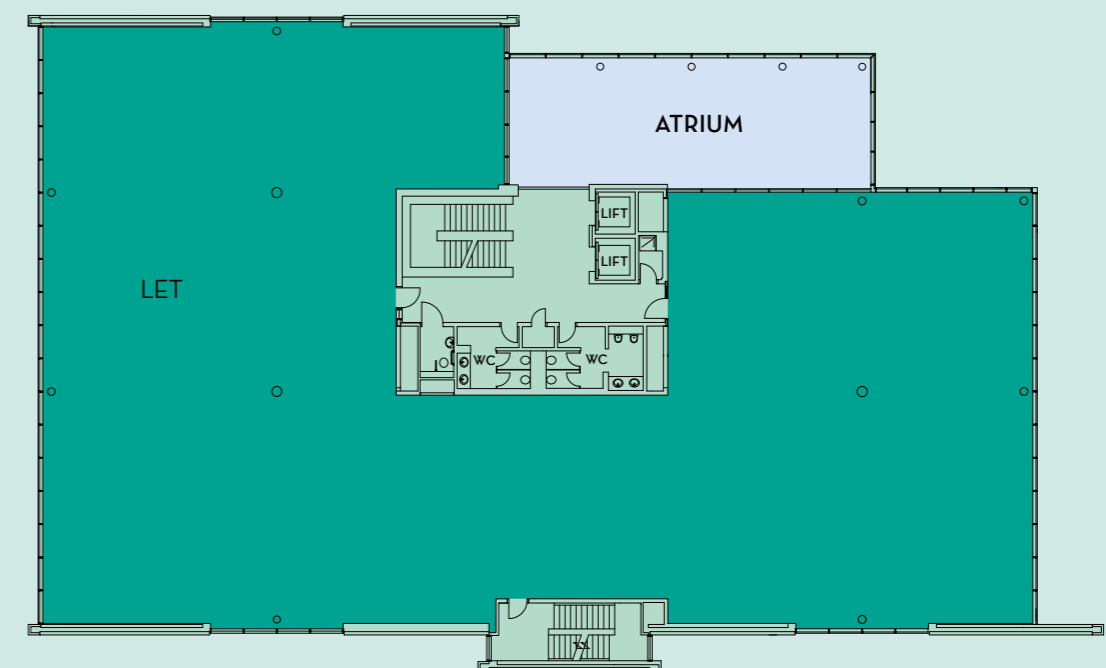
GROUND FLOOR (AVAILABLE)

9,720 SQ FT (903 SQ M)



FIRST FLOOR (LET)

9,849 SQ FT (915 SQ M)



PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSE ONLY.

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CENTRAL

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