

# 217 BATH ROAD

Betjeman Place, Slough, SL1 4AA

PROMINENT HEADQUARTERS  
OFFICE BUILDING TO LET

UP TO 74,974 SQ FT (6,965 SQ M)

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Betjeman Place is a **Headquarters office campus** comprising two buildings fronting the Bath Road in Slough. 217 Bath Road is approximately 74,974 sq ft arranged over four open floors.

The building benefits from an impressive full height atrium reception area and is currently fitted out with a number of meeting rooms, partitioned offices and restaurant facility.



**Energy Performance Certificate  
Non-Domestic Building**

217 Bath Road, Slough, SL1 4AA  
Certificate Reference Number:  
9595-3025-0127-0800-9671

**Technical information**

Main heating fuel: Natural Gas  
Building environment: Air Conditioning  
Total useful floor area (sq m): 9,758  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/sq m): 68.33

**Benchmarks**

Building similar to this one could have ratings as follows:

- 42** If newly built
- 113** If typical of the existing stock

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

For full EPC Rating information visit the website.





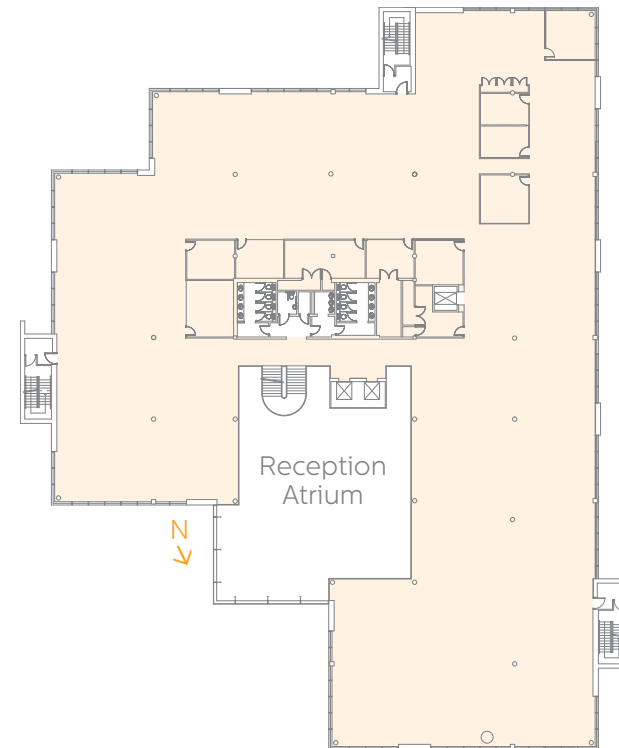
## SPECIFICATION

- Full access raised floors
- Air conditioning
- Suspended ceilings
- Cat II lighting
- Male & Female WCs & shower facilities
- 2 Passenger lifts
- 298 car parking spaces (1:251 sq ft)
- Goods lift

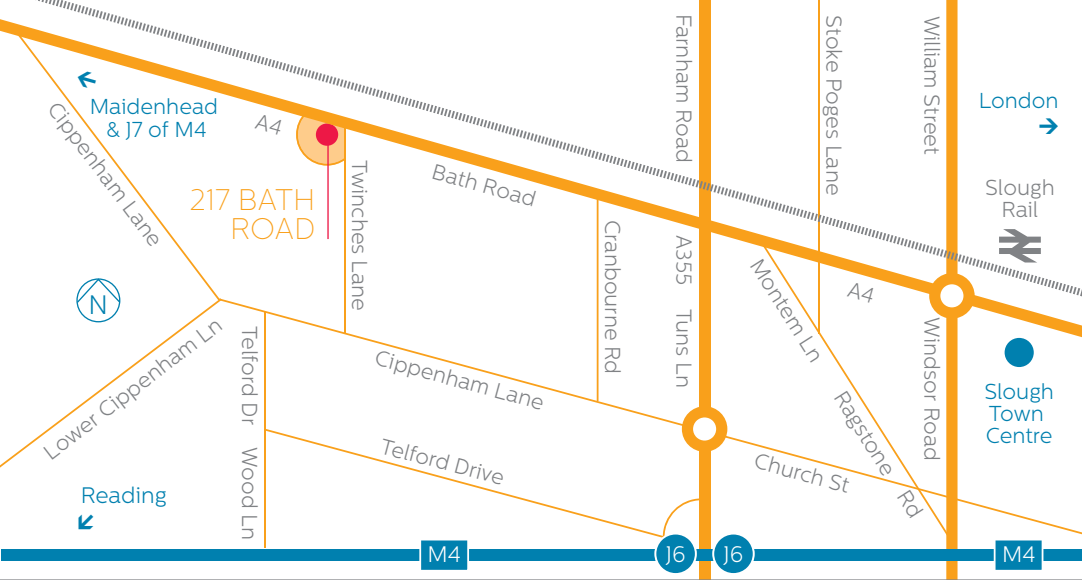
## ACCOMMODATION

The building has the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Reception	1,910	177
Ground	22,367	2,078
First	22,367	2,078
Second	22,335	2,075
Third	5,995	557
<b>TOTAL</b>	<b>74,974</b>	<b>6,965</b>



Indicative floorplan. Not to scale.



## LOCATION

Betjeman Place is prominently located on the Bath Road in Slough close to the junction with Twinches Lane providing direct access to Junction 6 of the M4 motorway. London Heathrow airport is approximately 8 miles from the building.

Slough Mainline Railway station and town centre can be reached by car or bus from the Bath Road and provides direct access to London Paddington in approximately 15 minutes.

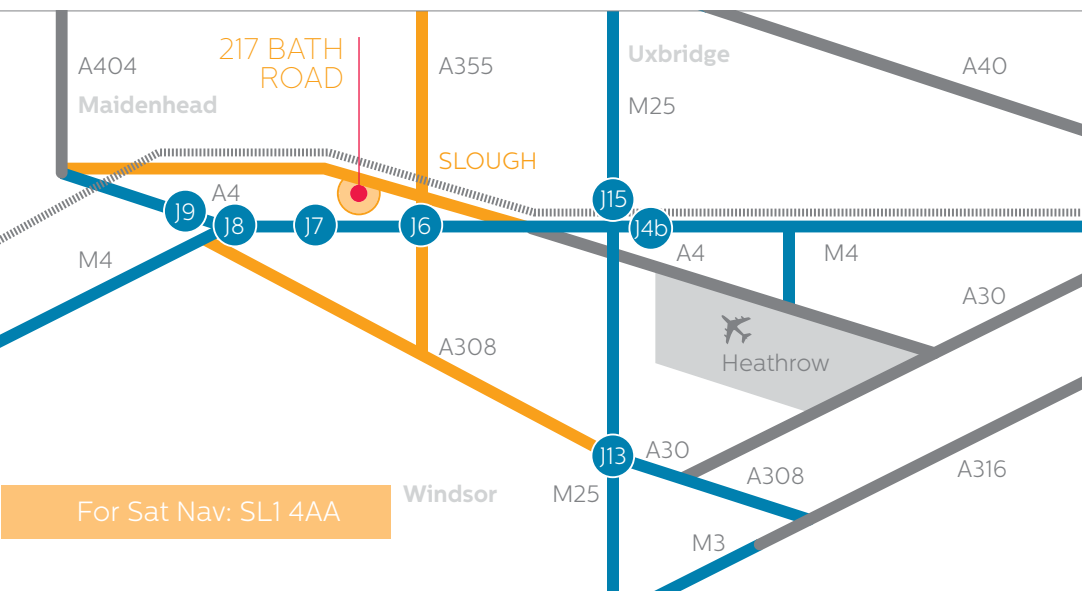
## BY RAIL

London Paddington	15 mins
Maidenhead	15 mins
Reading	15 mins
Heathrow Airport	8 miles

## BY ROAD

M25 (J15)	7 miles
M40 (J2)	5 miles
M4 (J6)	1.2 miles
M4 (J7)	2.2 miles
Central London	25 miles

Source: National Rail and RAC



## VIEWING

Strictly upon application to the sole agents.

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