

217 BATH ROAD SLOUGH, SL1 4AA



**Prominent Headquarters Office Building
up to 74,974 sq ft (6,965 sq m).
To Let**

020 7629 5456

2nd Floor, Prince Frederick House
35/39 Maddox Street, London W1S 2PP

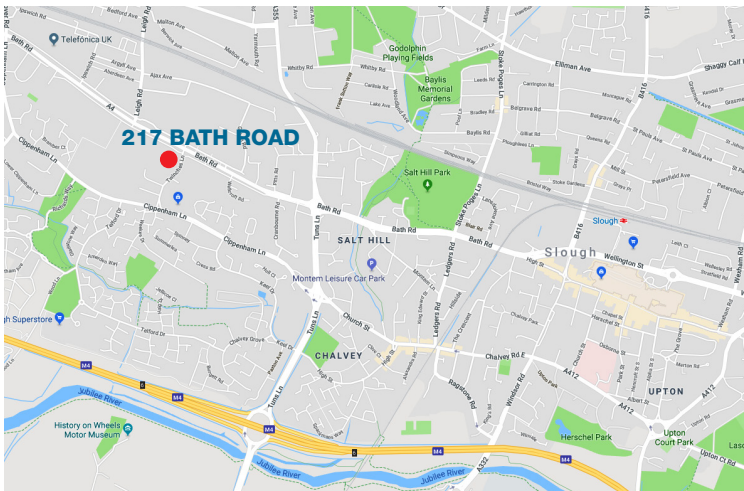
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Location

217 is prominently located on the Bath Road in Slough close to the junction with Twinches Lane which provides direct access to Junction 6 of the M4 motorway. London Heathrow airport is approximately 8 miles away.

Slough mainline station and town centre can be easily reached by car or bus from the Bath Road. Slough station provides direct access to London Paddington in approximately 15 minutes and with the addition of the Elizabeth Line (Crossrail) which comes into service in 2019, Central London (Bond Street) will be accessed in around 30 minutes.



Description

217 forms part of Betjeman Place which is a headquarters office campus comprising two buildings fronting the Bath Road in Slough. The soon to be available space in 217 measures approximately 74,974 sq ft arranged over ground and three upper floors.

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

Accommodation

Third floor	5,995 sq ft	557 sq m
Second floor	22,335 sq ft	2,075 sq m
First floor	22,367 sq ft	2,078 sq m
Ground floor	22,367 sq ft	2,078 sq m
Reception	1,910 sq ft	177 sq m
Total (NIA)	74,974 sq ft	6,965 sq m

*Can be combined with 215 to offer a total of 114,986 sq ft.

Specification

The building currently benefits from a specification that includes:-

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

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Business Rates

We understand that the Business Rates are in the order of £9.34 psf (payable) however interested parties are urged to make their own enquiries via the local rating authority.

Service Charge

A service charge is payable for maintenance of external areas of the development.

VAT

VAT is charged on the rent and service charges.

Viewing

Strictly by appointment via sole agents:

Richard Harding
DDi: 020 3362 4349
E: richardharding@brayfoxsmith.com

James Shillabeer
DDi: 020 3362 4351
E: jameshillabeer@brayfoxsmith.com

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