

**STS BUILDING, BRISTOL WAY, SLOUGH,
BERKSHIRE, SL1 3QB**

ALL ENQUIRIES



ALL ENQUIRIES

FORMER STS UNIT – MAY SUIT VARIOUS USES

30,581 SQ FT (2,841.10 SQ M)

(Please see overleaf for current availability)

FORMER STS AUTO CENTRE

BRISTOL WAY

SLOUGH

BERKSHIRE SL1 3QB

Tel: 01753 915917

www.desouza.co.uk

Slough Office: Adelaide House, 1 Perth Trading Estate, Slough SL1 4XX

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

The STS building is located on Bristol Way, Slough just off Stoke Road which in turn links to the (A4) Bath Road. The M4 Junction 6 is approximately 1 mile to the West which provides excellent transport connections to the M25 / M40 and Heathrow Airport.

Slough Town Centre, Slough Railway Station (Crossrail) and Bus Station are all within close proximity and easy walking distance of the building.

Description

Buildings A and B comprise recently decorated modern brick built warehouse units with associated office space. The buildings have been maintained to an extremely high standard and provide a varied mix of accommodation being formerly used as an extremely successful tyre service centre. The accommodation is capable of being split into various sections; the current availability is listed below in red:-

Floor Areas

Block A	Sq Ft	Sq M
Ground (workshop area & reception)	6,752	627.30
First (mezzanine)	6,169	573.12
Second	6,005	557.84
Third	6,005	557.84
TOTAL	24,931	2,316.10

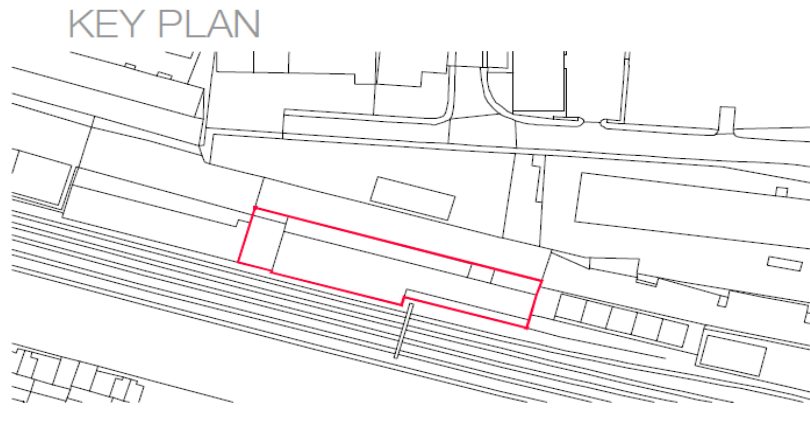
Block B	Sq Ft	Sq M
Ground	2,825	262.50
First	2,825	262.50
TOTAL	5,650	525.00

- indicates current availability

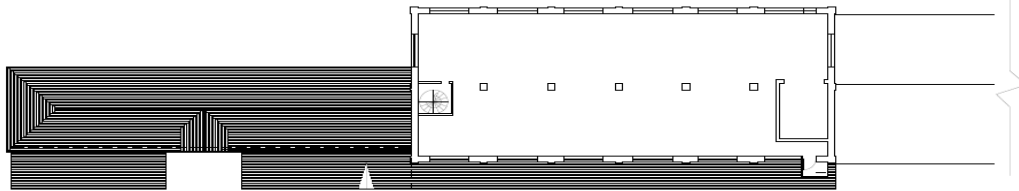
Amenities

- Exceptional floor loading capacity
- Loading doors
- Extensive mezzanine floor
- On site parking
- WC's
- Kitchenette facilities
- Recently re-decorated throughout
- EPC Rating E-101

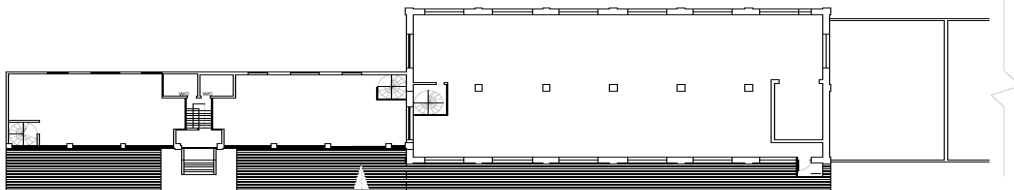
Site/Plans (indicative)



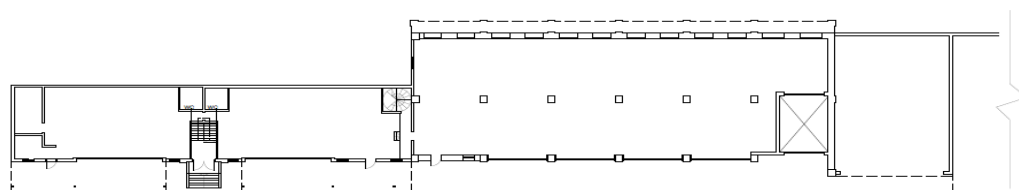
EXISTING ROOF PLAN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

Terms

All enquiries to be made **directly through De Souza Property Consultants.**

Viewing

Maria Jacobs
Maria@desouza.co.uk
01753 915917

Simon Cressey
Simonc@desouza.co.uk
0208 707 3030