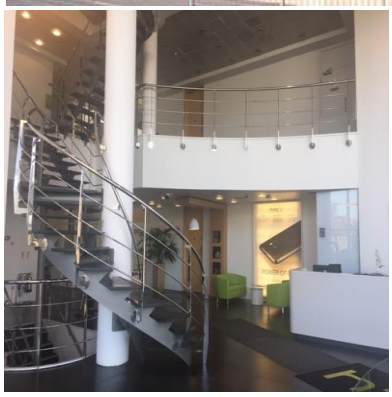
DE SOUZA
Commercial Property Consultants

SALAMANCA, WELLINGTON STREET, SLOUGH, BERKSHIRE, SL1 1YP



Offices in Prestigious Headquarters Building

3,000 – 17,000 sq ft

- **High Quality Office Accommodation**
- **On Site Restaurant & Meeting Rooms**
- **Close to Slough Train & Bus Station**
- **Easily accessible to High Street**
- **Car Parking**
- **Flexible Lease Terms**
- **Manned Security**

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

Salamanca is prominently located on the A4 (Wellington Street) in the heart of Slough; the mainline railway station which provides regular services to London Paddington, Reading and Oxford stations is a 2 minute walk away. The station will also be served by the forthcoming crossrail (Elizabeth line) with direct access to Central London and the City. Slough is extremely well connected with the M4, M25 and M40 motorway networks all within easy distance.

Description

Salamanca is a prominent headquarters building within the heart of Slough providing Grade A open plan office accommodation over ground, first, second, third and fourth floors accessed via an impressive full height glazed atrium/reception. All floors benefit from air conditioning and Cat 5 cabling.

The building benefits from on-site car parking facilities, restaurant/coffee shop and manned reception area.

Availability

	Sq Ft	Sq m
Part Third Floor	3,000	278.70
Fourth Floor	14,000	1,300.60
Total	17,000	1,579.30

EPC

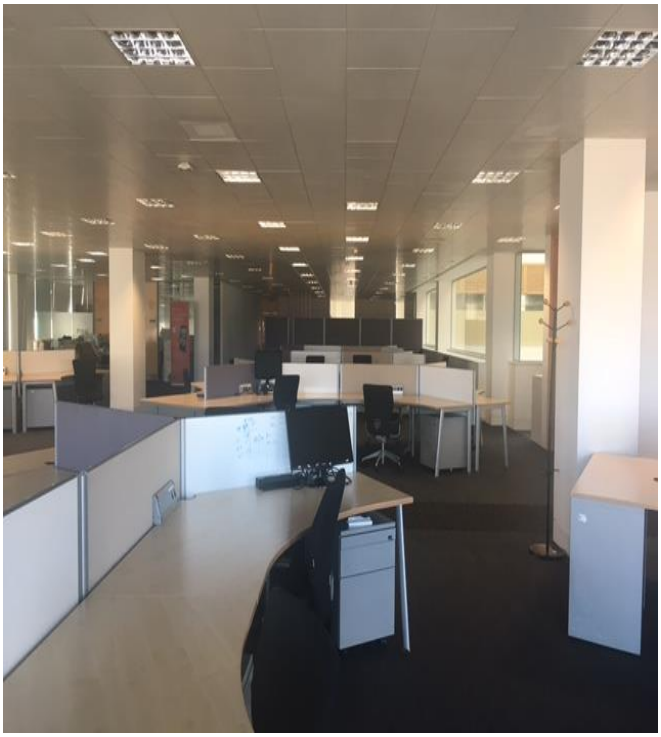
Energy Performance Rating D-94 (Full certificate available)

Amenities

- Impressive full height atrium reception area
- High quality offices
- Executive offices and meeting rooms
- Air-conditioning
- Raised floors
- Male, female and disabled WC's
- Building shower facilities
- On site restaurant/coffee shop
- Car parking spaces
- 24 hour manned reception

Terms

Suites are available individually or as a whole on new effective full repairing and insuring terms to be agreed.



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