

# Offices

Hicks Baker

Commercial Property Consultants



**TO LET**

**RENT**

**£20.00 per sq.ft.**

## KEY FACTS

- Prime town centre location
- Fitted space available.
- Walking distance to station
- Recently upgraded open plan offices
- LED lighting
- Excellent parking ratio of 1:350 sq.ft.
- Air conditioning
- Fully accessible raised floors
- Passenger lift

## Slough – Beechwood House, 10 Windsor Road, SL1 2EJ

### DESCRIPTION

This modern office building has been recently upgraded. Suites are available from circa 2,000 sq. ft. and there is an opportunity for space to be fitted. The basement car park is accessed via a secure electric roller shutter gate at the rear of the property.

### ACCOMMODATION

	Sq.ft.	Sq.m.
First floor (whole)	LET	LET
Second floor (part)	2,440	227
Total	2,440	227

Measured on a Net Internal Area Basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition):

**LEGAL COSTS** - Each party is to pay its own legal costs.

### RATES

The tenant will be responsible for the payment of the business rates direct to the Local Authority.

### SERVICE CHARGE

The tenant will be responsible for their proportion toward the upkeep of the building, via service charge.

### TERMS

A new lease(s) will be available direct from the Landlord, on terms to be agreed.

### EPC RATING

The current rating is D. A full certificate is available on request.

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# Transaction • Management • Performance

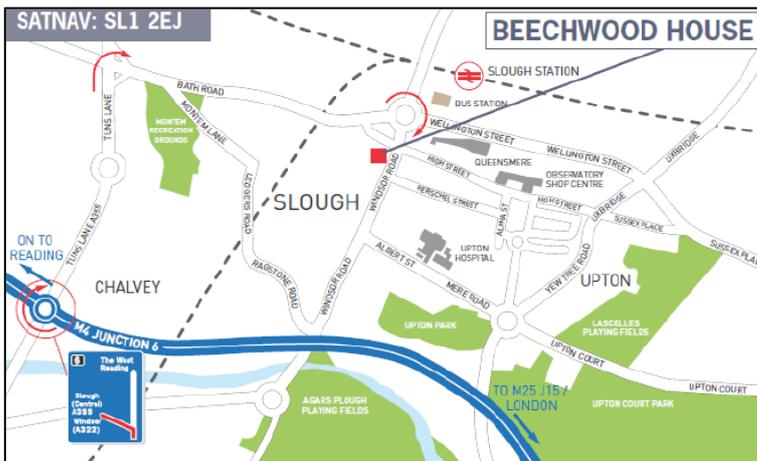


\*1<sup>ST</sup> FLOOR

## LOCATION

Beechwood House is prominently located on Windsor Road in Slough town centre, close to the junction with High Street. The extensive range of Town Centre amenities are within easy walking distance, including The Observatory and Queensmere Shopping Centres.

Transport links are excellent with the M4 (Junction 6) being within 2 miles of the building. Slough railway station is approximately 5 minutes' walk and offers a fast journey time to Paddington of just 17 minutes. Crossrail services will commence in 2019.



## VIEWINGS & FURTHER INFORMATION

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## MISREPRESENTATIONS ACT 1967

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