

MEDICAL / OFFICE USE WITH GOOD PARKING IN PRIME TOWN CENTRE LOCATION

2,440 sq ft (227 sq m)

# Beechwood House

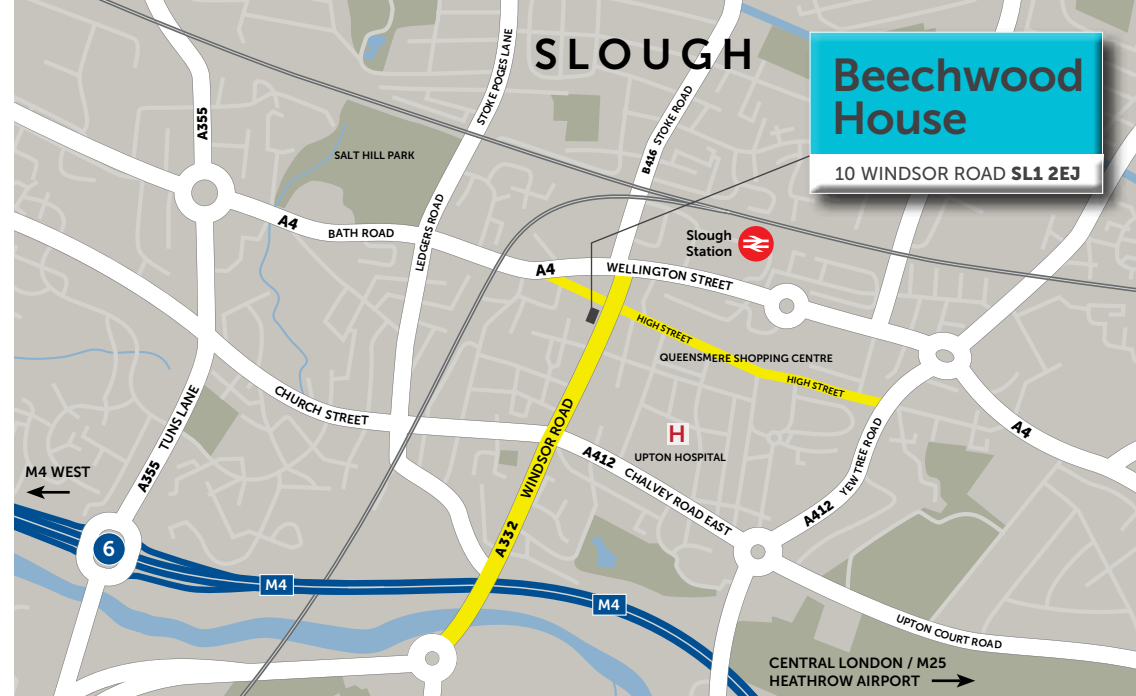
10 WINDSOR ROAD, SLOUGH SL1 2EJ

# TO LET





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**Beechwood House**  
10 WINDSOR ROAD SL1 2EJ

## DESCRIPTION

Beechwood House is a modern commercial office building. The final suite remaining is on the second floor and is suitable for a range of uses such as medical or healthcare.

There are 6 car parking spaces allocated in the basement car park accessed via a secure electric shutter at the rear, and 1 surface car parking space to the rear of the property.

- > Prime town centre location
- > Suitable for a variety of uses including medical or healthcare uses
- > Air conditioning
- > Suspended ceilings with LED lighting
- > Secure basement car park
- > 8 person passenger lift

## LOCATION

Beechwood House is prominently located on Windsor Road in Slough town centre, close to the High Street and town centre amenities. Transport links are excellent, with the M4 (J6) being within 2 miles. Slough Railway Station, a 5 minute walk away, offers fast journeys to Paddington (17 minutes) and Canary Wharf (55 minutes) via the new Elizabeth Line.

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2023.

## ACCOMMODATION

Net internal area:

	sq ft	sq m
<b>Second Floor</b>	<b>2,440</b>	<b>227</b>

## EPC

EPC Rating: C(62)

## BUSINESS RATES

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



## TERMS

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

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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