

To Let

Offices

Unique Ground Floor Offices Available (STP) - Other Uses: A1/A2/A3/D2

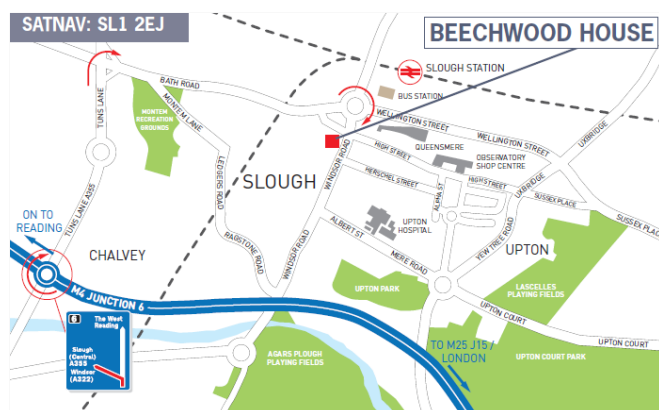
Beechwood House, 10 Windsor Road, Slough SL1 2EJ



- Offices 1,500-10,580 Sq Ft (140-983 Sq M)
- Variety of office suites available
- Town centre location

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Location



Beechwood House is prominently located on Windsor Road in Slough town centre, close to the junction with the High Street. All of the town centre amenities are within easy walking distance, including two shopping centres (The Observatory and Queensmere Centre).

Transport links are excellent with the M4 (Junction 6) being within two miles of the building. Slough railway station is approximately 5 minutes walk and offers a fast journey time to Paddington of just 17 minutes.

Description

This is a unique opportunity to lease ground floor offices with own private entrance. Formerly used as a gym with showers, wcs, reception and office space.

Can be offered as two ground floor suites, or alternatively with the additional upper office floors.

The ground floor benefits from up to 6 car spaces to the rear and may be available with the front forecourt subject to approval.

This property is suitable for recruitment consultants, gyms, training providers, accountants, surveyors, solicitors, etc. Retail use also considered.

- Prime town centre location
- Secure parking
- Open plan offices
- Air conditioning
- WCs and shower room
- EPC: Ground floor suite C (53)
- EPC: Upper office suites D (85)

Area	Sq Ft	Sq M
Ground Floor (whole)	3,348	311
Second Floor (Suite 1)	2,440	227
First Floor (whole)	4,792	445
TOTAL	10,580	983

Business Rates

The tenant will be responsible for payment of the business rates direct to the Local Authority. The tenant is also responsible for their proportion toward the upkeep of the building, via a service charge. Please contact the agent for further information.

Terms

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

Rent

Ground £15.00 psf (£161 per sq m)
 First £18.00 psf (£193 per sq m)
 Second £18.00 psf (£193 per sq m)

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

GROUND FLOOR ONLY

Fiona Brownfoot

Hicks Baker

01189 557083

F.Brownfoot@hicksbakers.co.uk

GROUND & UPPERS

Caroline Waldron

Lambert Smith Hampton

01628 678184

cwaldron@lsh.co.uk

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**Lambert
Smith
Hampton**

01628 676001
www.lsh.co.uk

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