

To Let

Offices

High Quality Offices with Parking in Town Centre Location

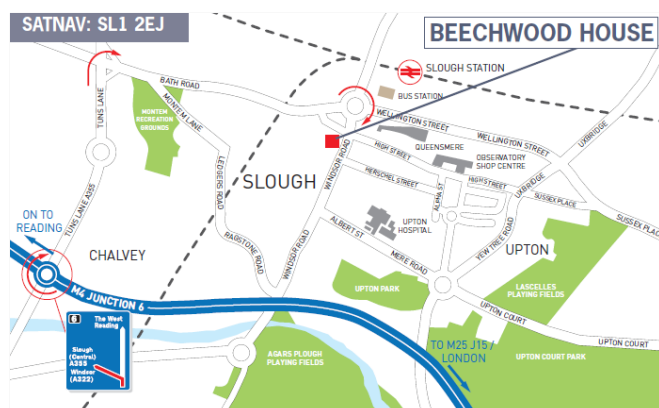
Beechwood House, 10 Windsor Road, Slough SL1 2EJ



- 2,500 to 4,792 Sq Ft (232 to 445 Sq M)
- Well presented air conditioned offices
- Secure basement parking - ratio 1:350 sq ft
- Walking distance from railway station

Beechwood House, 10 Windsor Road, Slough SL1 2EJ

Location



Beechwood House is prominently located on Windsor Road in Slough town centre, close to the junction with 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 offers a fast journey time to Paddington of just 17 minutes and is approximately 5 minutes walk.

Description

The offices are predominantly open plan over a single floor plate, which is accessed via a communal reception area at ground floor level. The basement car park is accessed from the rear of the property via a secure electric roller shutter gate.

- Prime town centre location
- Communal reception area
- Secure parking
- Excellent parking ratio of 1:350 sq ft
- Suspended ceilings
- Air conditioning
- Fully accessible raised floors
- Passenger lift
- EPC: D (85)



Accommodation

In accordance to the RICS Measurement Guide (6th Edition) the first floor provides suites from 2,000 sq. ft. - 4,792 sq. ft.

Area	Sq Ft	Sq M
First Floor (whole)	4,792	445
Total	4,792	445

Terms

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

Rent

£20.00 per sq ft.

Business Rates and Service Charge

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.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Caroline Waldron
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