

Offices



TO LET

RENT

£ 20.00 per sq ft

KEY FACTS

- ☐ Prime town centre location
- ☐ Walking distance to station
- ☐ Secure basement parking
- ☐ Excellent parking ratio of 1:350 sq ft
- ☐ WCs on all floors
- ☐ Open plan offices
- ☐ Air conditioning
- ☐ Fully accessible raised floors
- ☐ Passenger lift

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

DESCRIPTION

The offices are predominantly open plan and accessed via a communal reception area on the ground floor. 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	4,792	556
Second floor (Suite 1)	LET	
TOTAL	4,792	556

Measured on a Net Internal Area Basis in accordance with the RICS Code of Measuring Practice (6th 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. The service charge estimate for Suite 1, Second floor is £5.88 per sq ft inclusive of utilities.

TERMS

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

EPC RATING

D (85)

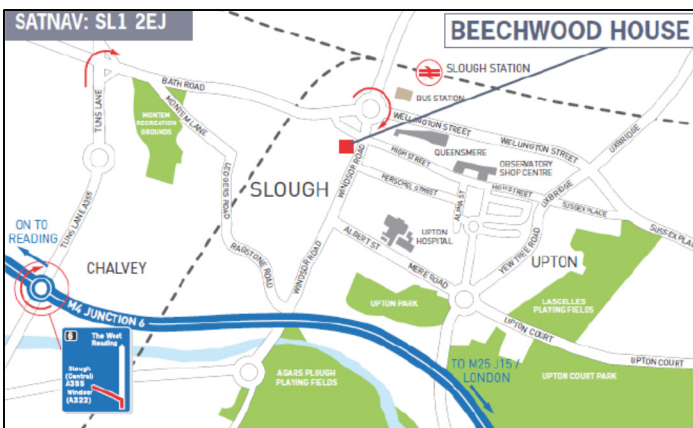
Transaction • Management • Performance



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 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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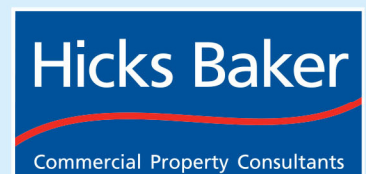
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LEASE CODE

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.lettingbusinesspremises.co.uk

MISREPRESENTATIONS ACT 1967

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