

# Offices



## TO LET

## RENT

**£ 18.00 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)	2,440	227
<b>TOTAL</b>	<b>7,232</b>	<b>672</b>

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

### 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

D (85)

### LEGAL COSTS

Each party is to pay its own legal costs.

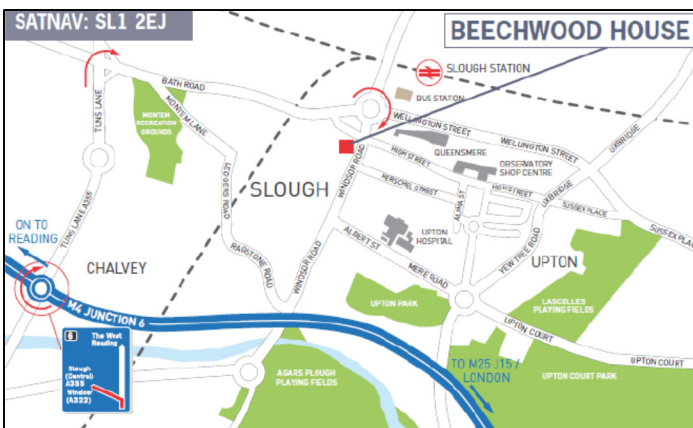
# Transaction • Management • Performance



## 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

**Ben Voss Wood**  
**Hicks Baker**  
**Tel: 0118 955 7086**  
**email: [b.vosswood@hicksbaker.co.uk](mailto:b.vosswood@hicksbaker.co.uk)**

**Caroline Waldron**  
**Lambert Smith Hampton**  
**Tel: 01628 678184**  
**Email: [cwaldron@lsh.co.uk](mailto:cwaldron@lsh.co.uk)**

## DATE OF PUBLICATION

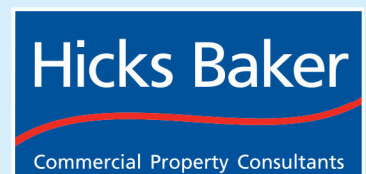
March 2016

## 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](http://www.lettingbusinesspremises.co.uk)

## MISREPRESENTATIONS ACT 1967

Hicks Baker for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use of occupation and other details are given without responsibility and any intending purchasers or tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No persons in the employment of Hicks Baker has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated the terms exclude VAT.



[www.hicksbaker.co.uk](http://www.hicksbaker.co.uk)