



AQUASULIS

10 -14 BATH ROAD · SLOUGH · SL1 3SA

HIGH QUALITY AIR CONDITIONED OFFICES
CLOSE TO TOWN CENTRE



2,000 SQ FT TO 12,574 SQ FT
(186 SQ M TO 1,168 SQ M)

TO LET



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Aquasulis is located on the Western edge of Slough town centre, within walking distance of the main shopping and leisure facilities. The mainline station provides a fast and frequent service to London Paddington.

Junction 6 of the M1 is only 1 mile away and provides quick access to the M25 and London Heathrow Airport. Slough Crossrail Station will provide a quick connection to London Heathrow, the West End and the City (due 2019).



Second floor image is indicative of the first floor



DESCRIPTION

Aquasulis prominently faces the Bath Road, coined the headquarter highway due to the large number of high profile headquarter buildings. The property comprises ground, first and second floors and has the following specification:

- 4 pipe fan air conditioning
- Suspended ceilings with recessed lighting
- Full access raised floors with 150mm clear void
- Separate male and female WC's on each floor
- Shower facilities
- Two 8 person passenger lifts
- Manned reception
- Basement bike storage
- Car parking ratio 1:335 sq ft



Ground Floor

ACCOMMODATION

Approximate NIA areas:

First Floor	8,503 sq ft	790 sq m
Ground Floor	4,071 sq ft	378 sq m
Total	12,574 sq ft	1,168 sq m

The accommodation can be split to provide suites from 2,000 sq ft.

Current tenants include:



Second floor image is indicative of the first floor

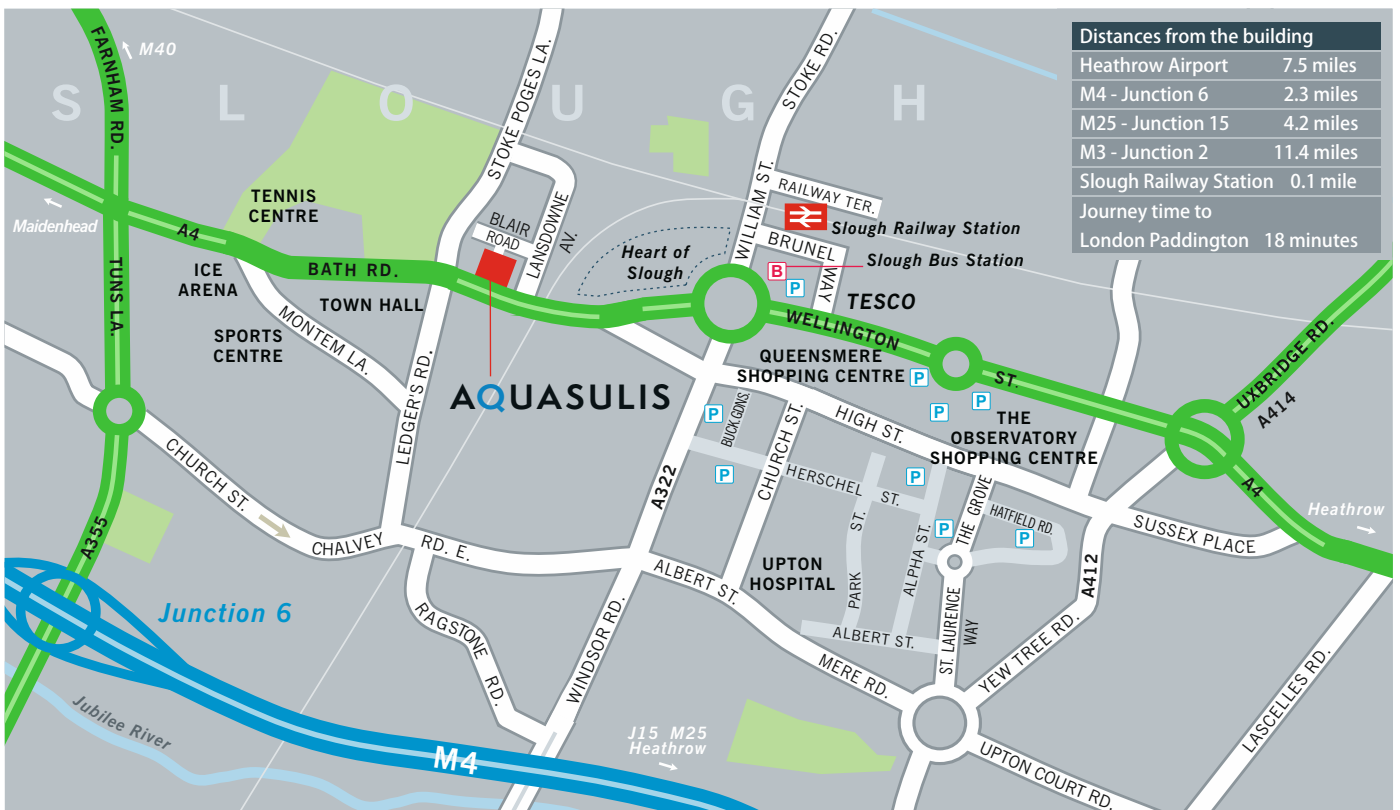


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From 2019 Crossrail is set to provide a rapid link from Maidenhead to Heathrow Airport, the West End, the City of London and Canary Wharf. Crossrail will also provide easy access to Eurostar, Docklands Light Railway (via Stratford), Luton & Gatwick Airports (via Farringdon), Stansted Airport (via Liverpool Street) and London City Airport (via Custom House).



Terms: The premises are available on flexible lease terms for a term to be agreed.

Rent: On application.

VAT: All prices are quoted exclusive of VAT.

EPC Rating: E (122)

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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