



270

# Bath Road

Slough, SL1 4DX

[270bathroad.co.uk](http://270bathroad.co.uk)



High quality open plan office accommodation from  
6,967 sq ft up to 14,368 sq ft To Let

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Good specification with raised floors, air conditioning  
and suspended ceilings

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Shared staff restaurant/canteen facilities available

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Plug and play option available subject to negotiation

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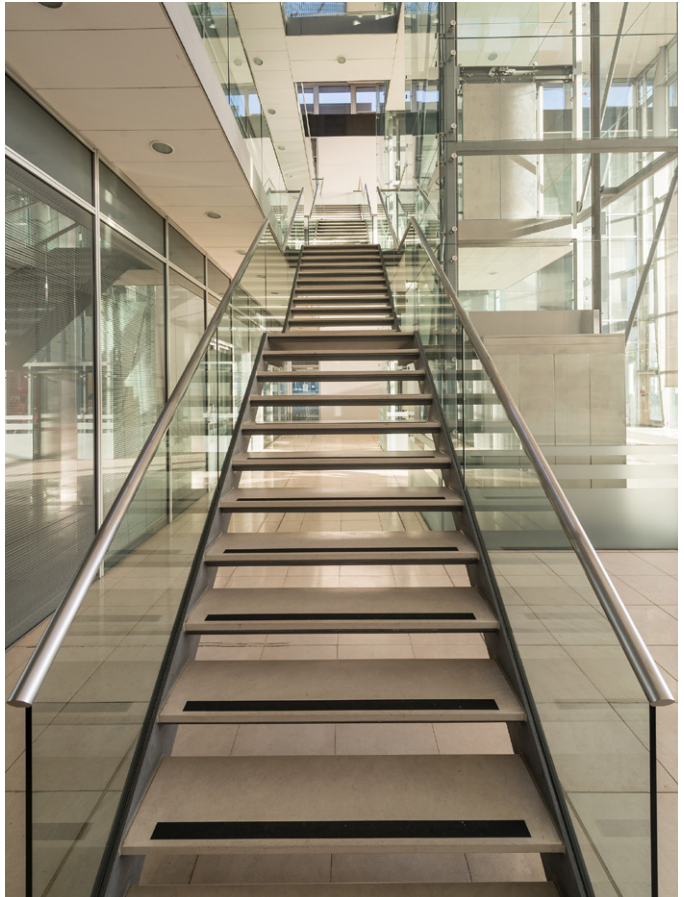
Secure on-site car parking (1:238 sq ft)

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270 Bath Road is a striking three storey modern office building with an impressive glazed front elevation totalling 45,112 sq ft. The building is strategically located on the Slough Trading Estate which is occupied by several blue chip companies.

The accommodation is arranged over ground and two upper floors and provides open plan accommodation. The ground floor is arranged in two sections, split by the common parts. There are two passenger lifts which serve each floor.







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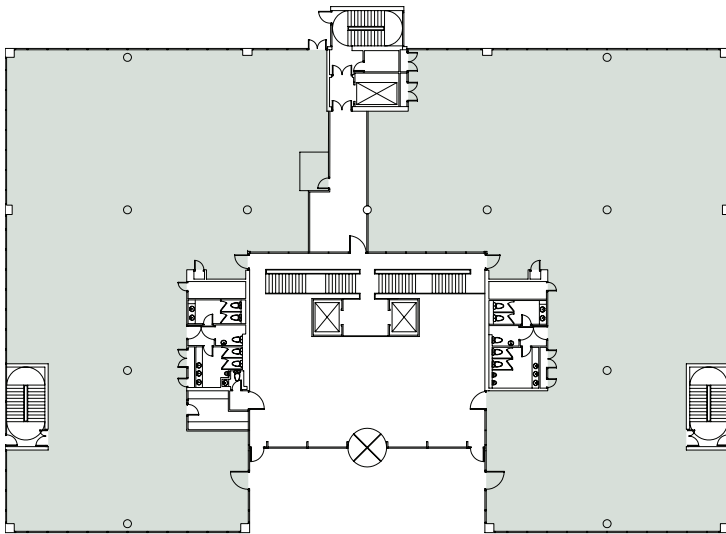


### SPECIFICATION

- Open plan offices
- Suspended ceilings
- Full access raised floors throughout with 400mm void
- 4 pipe fan coil air conditioning
- 2.98m floor to ceiling height
- Shared staff restaurant/canteen facilities available
- Male and female WC's
- 2 x passenger lifts
- Secure on-site car parking (1:238 sq ft)
- EPC Rating - E114

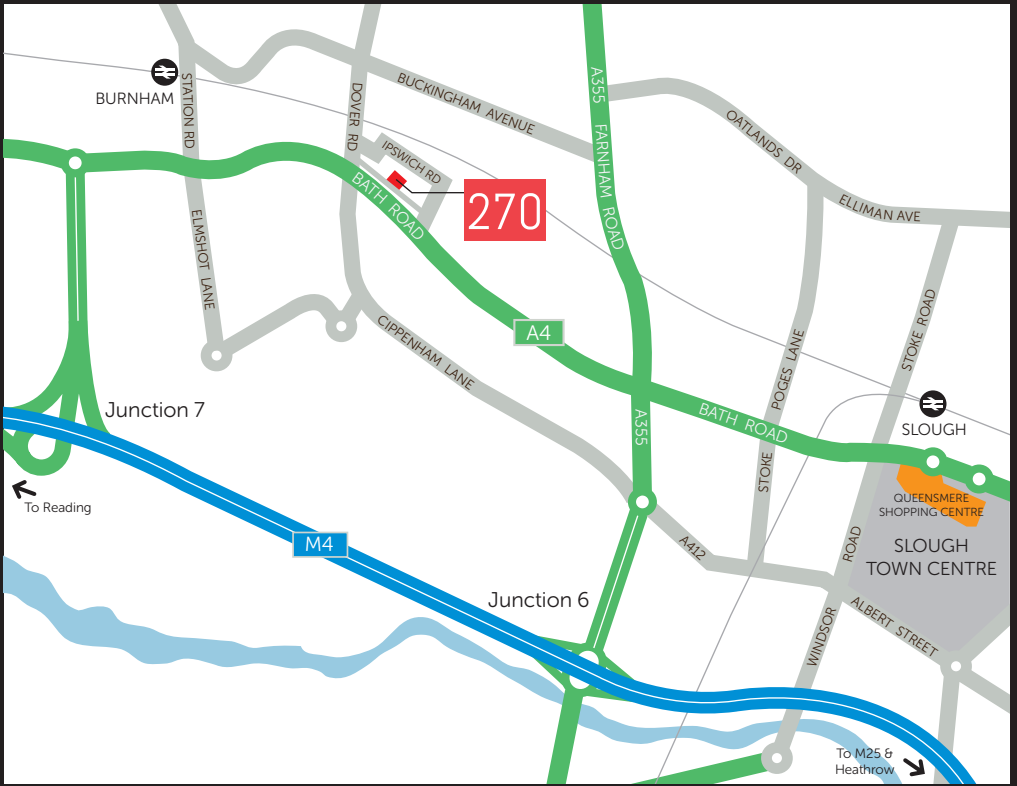
### ACCOMMODATION

	sq ft	sq m
Ground floor (East)	7401	687
Ground floor (West)	6,967	647
First floor - Let to Polycom	15408	1431
Second floor - Let to Eaton Electric	15,336	1425
<b>Total</b>	<b>45,112</b>	<b>4,190</b>



Ground floor plan  
(not to scale)





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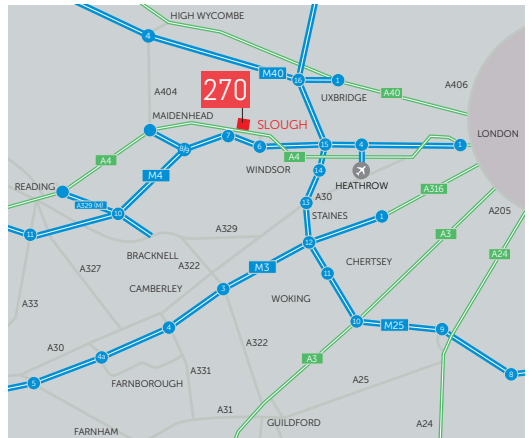
## LOCATION

270 Bath Road occupies a prominent position fronting the A4 Bath Road allowing easy access to the M4.

The location affords ready access to the town centre with its retail and other amenities and Slough mainline rail station (London Paddington – 20 minutes).

Slough station will also be part of the Crossrail development opening in 2018. Crossrail will make travelling from Slough to a number of Central London stations easier and quicker. Tottenham Court Road will be accessible in just 22 minutes.

Road communications are excellent, with junctions 6 and 7 of the M4 close by. London Heathrow is approximately 8 miles from the building.





## COMMUNICATIONS

### By Road

Central London	25 miles
J15 M25	7 miles
J2 M40	6 miles
J6 M4	1.2 miles
J7 M4	2.2 miles

### By Rail

London Paddington	15 mins
Reading	15 mins
Maidenhead	7 mins
Windsor	6 mins
Heathrow	31 mins

### By Bus

Slough Town Centre	10 mins
Maidenhead	22 mins
Heathrow	53 mins

### TENURE

The premises are available by way of a new sublease from Polycom (UK) Ltd for a term by arrangement to 13th January 2020.

### VIEWING

Strictly by appointment with sole agents.

# 270bathroad.co.uk

### MISREPRESENTATION ACT

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