



**258**

**BATH ROAD  
SLOUGH**

**3,124 SQ FT —  
10,000 SQ FT**

**GRADE A OFFICE  
SPACE AVAILABLE**

**SEGRO**



*Entrance of 258 Bath Road*

## **STRIKING AND ELEGANT ARCHITECTURE**

258 Bath Road has everything a modern business requires; flexible elegant space, great location, part of a wider business community on an established and well serviced estate.



*Entrance of 258 Bath Road*



*Example office fitout*



*View from hallway*



*Example office fitout*



*Ground floor office*



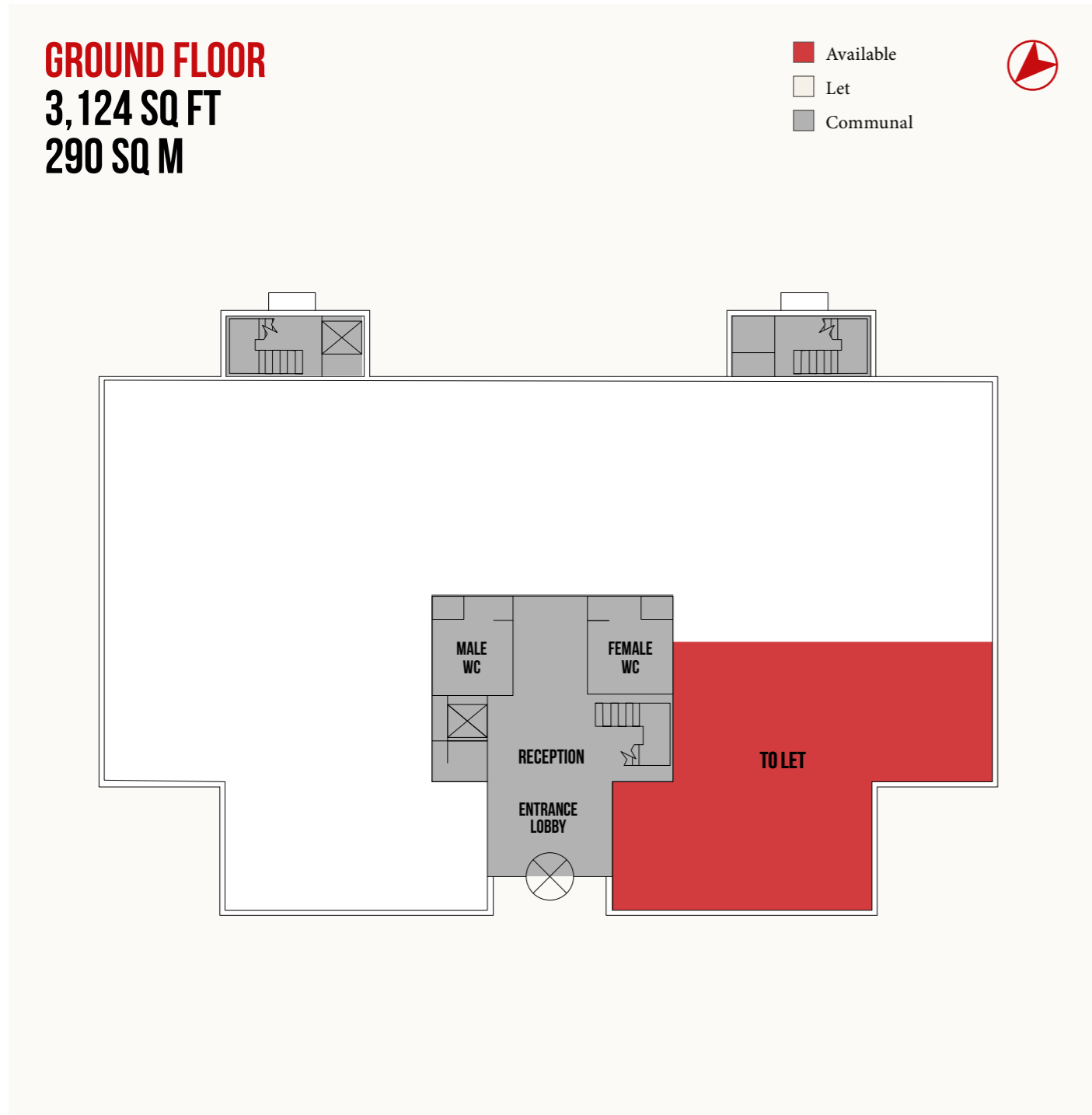
*Landscaped pocket park*



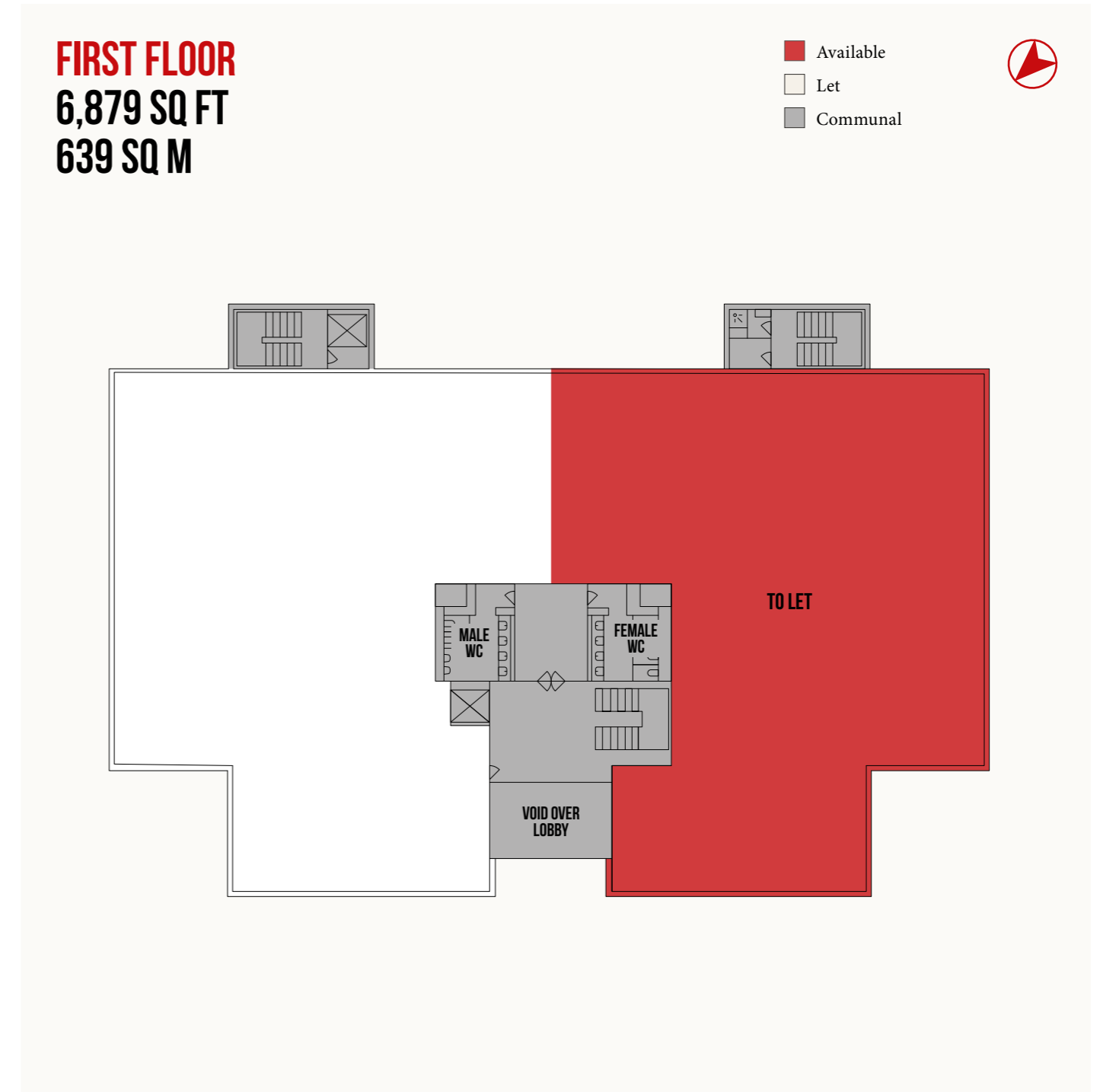
*Indicative image*

# DESIGNED WITH PURPOSE

258 Bath Road is a self-contained office building. The triple height reception leads onto grade 'A' office space, offering 3,124 sq ft on the ground floor and 6,879 sq ft on the first floor.

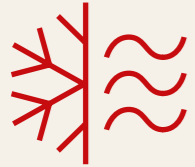


Plans not to scale. For indicative purpose only.



Plans not to scale. For indicative purpose only.

# FOR ALL YOUR BUSINESS NEEDS



Air conditioning new refrigerant based VAV/ VRF heat recovery systems



Modern refurbished male, female and disabled WCs on each floor



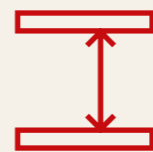
Separate shower provision



GF office - EPC rating 'C'  
FF office - EPC rating 'B'



GF office - 15 parking spaces  
FF office - 33 parking spaces (1:280 sq ft net)



2.9m floor-to-ceiling height



New metal raised access floor (250mm void)



LED lighting



1 passenger lift  
1 goods lift

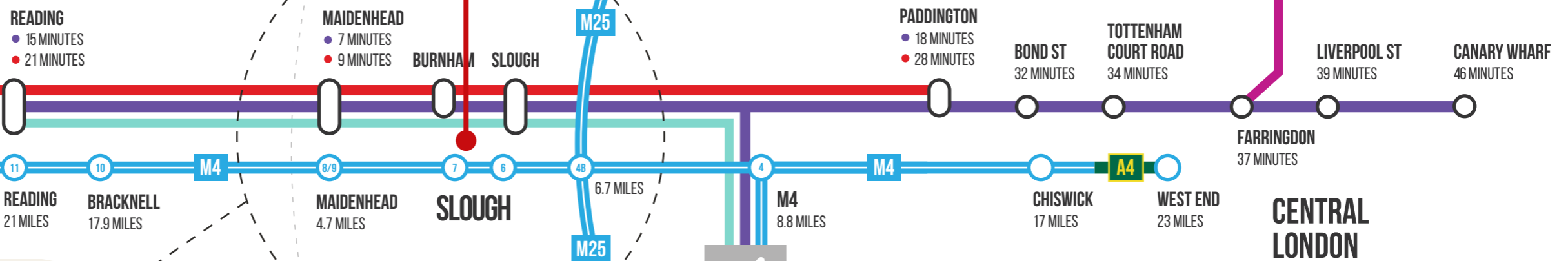


258 Bath Road Atrium

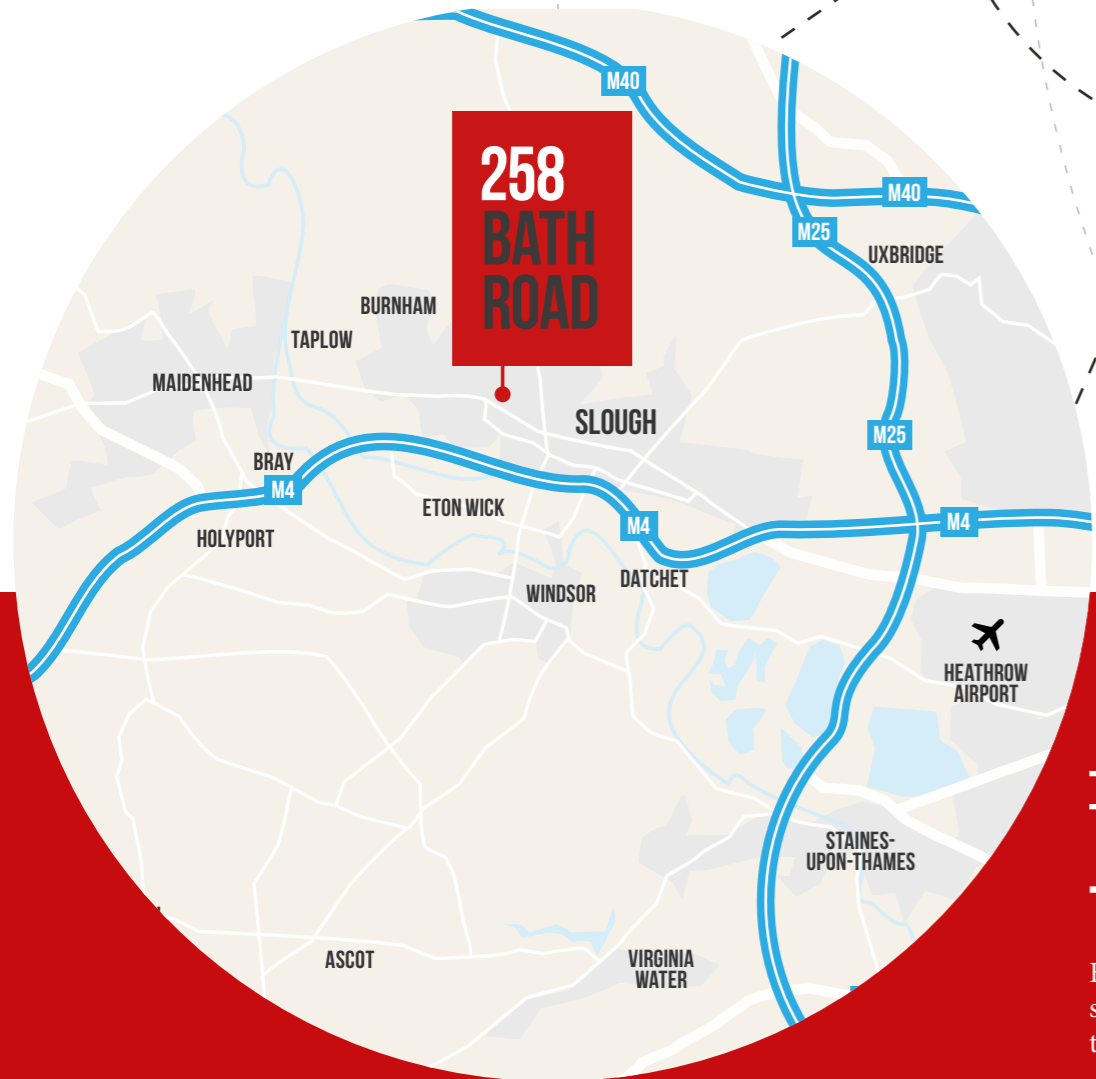
# PERFECTLY CONNECTED

Slough Trading Estate is the perfect location for a business headquarters benefitting from a combination of integrated transport options with both central London and Heathrow less than 20 minutes away.

## 258 BATH ROAD



- SAT NAV: SL1 4DX**
- MOTORWAY
  - WRLTH\* (WESTERN RAIL LINK TO HEATHROW)
  - MAINLINE
  - ELIZABETH LINE
  - THAMESLINK



### TRAIN

By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes



### ELIZABETH LINE

The Elizabeth Line (Crossrail) will provide direct train routes from Slough to Bond Street in 32 minutes and Heathrow Airport in 23 minutes



### CAR

Located on the M4 motorway, with fast and direct access to the M40 and the M25



### SHUTTLE BUS

Daily Shuttle Bus Service from Slough Station to Bath Road Central, stopping at UCB and O2

# IN GOOD COMPANY

The Bath Road is home to a high number of like-minded international businesses, most of which have been established and have grown here over many years.

Slough is the location of choice for many UK and European headquarters including, Telefonica/O2, Fiat, Stanley Black & Decker, Lonza, Mars, and HTC.



TOWARDS MAIDENHEAD AND READING

BATH ROAD A4

BATH ROAD A4

TOWARDS LONDON, M25 AND HEATHROW

- 270 — STANLEY BLACK & DECKER
- 268 — REGUS

- 260 — TELEFONICA/O2

- 252 — EATON ELECTRIC LIMITED AND ZTE
- 250 — FIAT
- 240 — FIAT

- 234 — INDIVIOR LONZA

- 228 — LONZA

- 216 — UCB

- 208 — UCB

- 190 — IPSEN

- 188 — UNATRAC

**258 BATH ROAD**

SEGRO PLC, OPPO, FURNITURE VILLAGE

# 258 BATH ROAD

STE.SEGRO.COM



Maria Hoadley

[mhoadley@vailwilliams.com](mailto:mhoadley@vailwilliams.com)

07584 649 059

Arabella Macrae

[amacrae@vailwilliams.com](mailto:amacrae@vailwilliams.com)

07775 862 913



Ollie McLeod

[ollie.mcleod@eu.jll.com](mailto:ollie.mcleod@eu.jll.com)

07790 562 040

Rachel Meir

[rachel.meir@eu.jll.com](mailto:rachel.meir@eu.jll.com)

07542 862 179

The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document.

**SEGRO**