

TO LET

8,562 - 17,123 Sq.Ft. (795.41 - 1,590.73 Sq.M.)



Observatory House, 25 Windsor Road, Slough, Berkshire, SL1 2EL

TOWN CENTRE MODERN OFFICES

- Flexible Floor Plate
- Large Reception
- 4 Passenger Lifts
- Galleried Atrium
- 24 / 7 access



Windsor
01753 851251

OBSERVATORY HOUSE, 25 WINDSOR ROAD, SLOUGH, BERKSHIRE, SL1 2EL

Location

5 minutes walk from Slough train station, which provides services to London Paddington Station, benefiting from the Elizabeth Line.

There are various hotels, restaurants, gyms and retail offering all within walking distance of the property.

By car, J6 of the M4 is a circa 5 minute drive, which provides onward travel to the M25. J5 M4 is circa 7 minutes as is Windsor Town Centre from the property.

Description

The accommodation can be found within a modern 111,000sq.ft. building, accessed via impressive reception and galleried atrium, leading to the 5th floor by stairs or passenger lift.

The suite provides for open-plan space across 17,123sq.ft. which could be split in two, should terms be negotiated, with a floor to ceiling height of 2.85m, suspended ceiling incorporating LED lighting and VFR Air Conditioning, and a raised floor with 150mm clear void.

The suite further benefits from Private Roof Terrace if let to a single tenant.

Within the reception there are informal meeting pods, and an independent retailer providing coffee / lunch options.

Accommodation

	Sq.Ft.	Sq.M.
5th Floor	17,123	1,590.73
TOTAL (NIA)	17,123	1,590.73

Rent

£16 Per Sq.Ft.

The above rent is exclusive of business rates, service charge, insurance and utilities, and is subject to VAT.

Terms

A new effective Full, Repairing and Insuring Lease(s) is available direct from the Landlord on terms to be agreed by negotiation.

The landlords will only consider office related uses for the accommodation, no leisure or other uses will be considered.

The service charge is expected to operate at a very competitive £5 - £6psf, once the budget has been established.

Anti-Money Laundering

To comply with our legal responsibilities as marketing agents, under Anti-Money Laundering law, it will be necessary for the successful tenant to provide various documentation such as identification, before the letting can progress. Of which there is a small charge affiliated.

Business Rates

TBC following sub-division of the building, as currently assessed as a whole.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

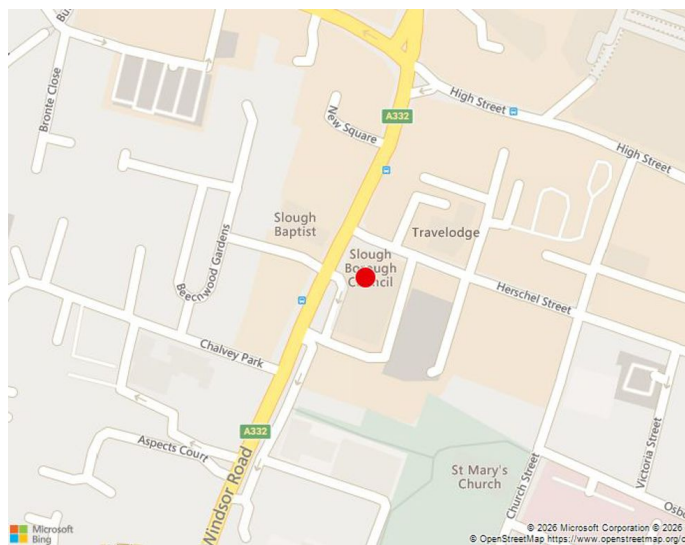
All figures quoted are exclusive of VAT which will be chargeable.

Energy Performance Rating

TBC

Viewing Arrangements:

Please contact our agents Mitchell & Alfie, or the Joint Sole Agents Andre Bailey & Guy Parkes of Vail Williams (0118 909 7400), for further information / viewing arrangements.



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