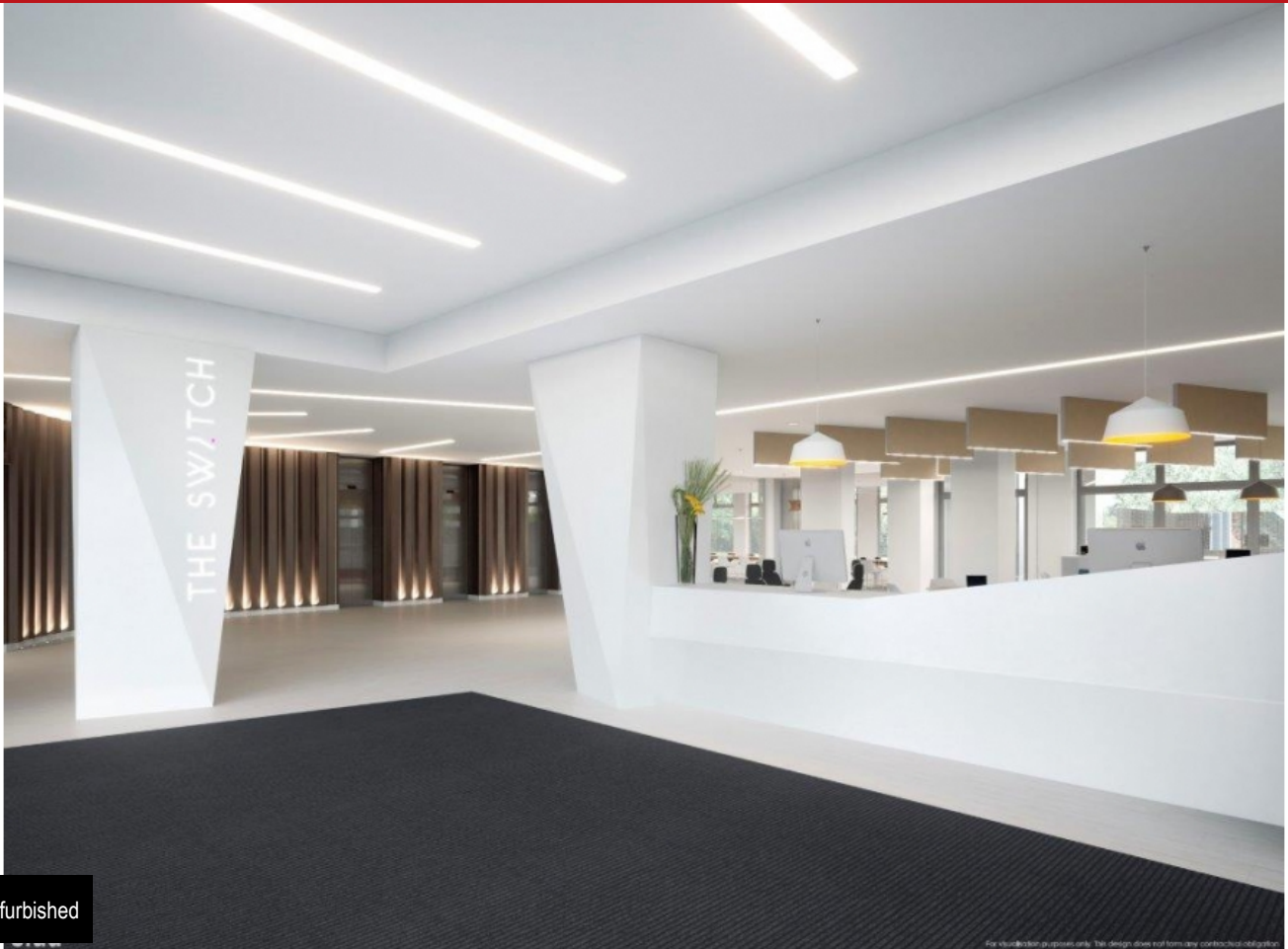


To Let

Office 5,204 - 30,722 sq ft IPMS3

The Switch, 1-7, The Grove, Slough, Berkshire, SL1 1QP



Summary

- HQ building with far reaching views of Windsor and the surrounding Berkshire countryside.
- Type: Office
- Tenure: To Let
- Size: 5,204 - 30,722 sq ft IPMS3
- Rent: Available on Request

Location

The Switch is located in Slough town centre to the rear of the High Street and therefore convenient for Slough town centre and its various amenities.

Availability

Floor / Unit	Description	Sq ft	Availability
3rd	Third Floor	9,848	Available
4th	Fourth Floor	5,222	Available
5th	Fifth Floor	5,219	Available
6th	Sixth Floor	5,219	Available
7th	Seventh Floor	5,214	Available
Total		30,722	

Specification

- Suspended ceilings
- Accessible raised floors
- Three 12 person high speed passenger lifts
- Four pipe coil air conditioning
- New standard lighting
- Glazed entrance
- Refurbished WCs and Showers
- Goods lift
- Cycle racks
- Far reaching views over Eton and Windsor
- On Site Car Parking

Terms

The accommodation is available by way of a new lease on the whole or floor by floor.

Viewings

Strictly by appointment with the agents.

Energy Performance Rating

This property has been graded as C-D: C(C).

Rent

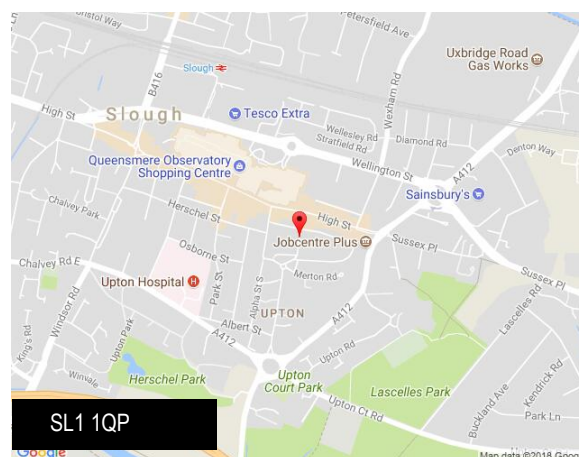
Available on Request

Business Rates

Rates Payable: £6.90 per sq ft

Service Charge

£7.54 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Kate Clark

t: +44 (0)208 283 2535

e: Kate.Clark@eu.jll.com

Charlie Bethell

t: +44 (0)207 399 5828

e: charlie.bethell@eu.jll.com

Joint Agents

Sarah Downes (Altus Edwin Hill)



THE SWITCH

1-7 The Grove, Slough, SL1 1Q
theswitch.co.uk

// THE OPPORTUNITY

A unique opportunity to acquire Grade A refurbished offices in the heart of Slough

The Switch, following an extensive refurbishment programme throughout, will provide a striking building with a remodelled reception and new entrance canopy.

The Switch will provide from 5,500 sq ft to 62,500 sq ft arranged over ground and upper floors, providing accommodation for the needs of both growing and established businesses.

62,500

sq ft available

Q1 2016

Refurbishment completion

250

Parking Spaces

10

Minutes walk to the station

// REFURBISHMENT & SPECIFICATION

The Switch is to undergo an extensive refurbishment programme. The new features will include:

- Four pipe fan coil air conditioning system
- New metal tile suspended ceilings
- LG7 lighting
- Three 12 person high speed passenger lifts
- 100 mm fully accessible raised floors
- New male and female WCs on each floor
- New remodelled reception area
- Striking new entrance canopy
- New shower and changing facilities
- On site bicycle facilities
- On site meeting room
- 250 parking spaces



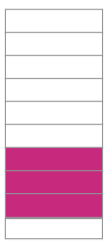
// AVAILABILITY

		Area sq ft	Area sq m
//	Ninth	4,994.58	464
//	Eighth	4,994.58	464
//	Seventh	4,994.58	464
//	Sixth	4,994.58	464
//	Fifth	4,994.58	464
//	Fourth	4,994.58	464
//	Third	9,397.15	873
//	Second	10,139.88	942
//	First	10,139.88	942
//	Ground	2,874.04	267
	Total	62,518.47 sq ft	5808 sq m

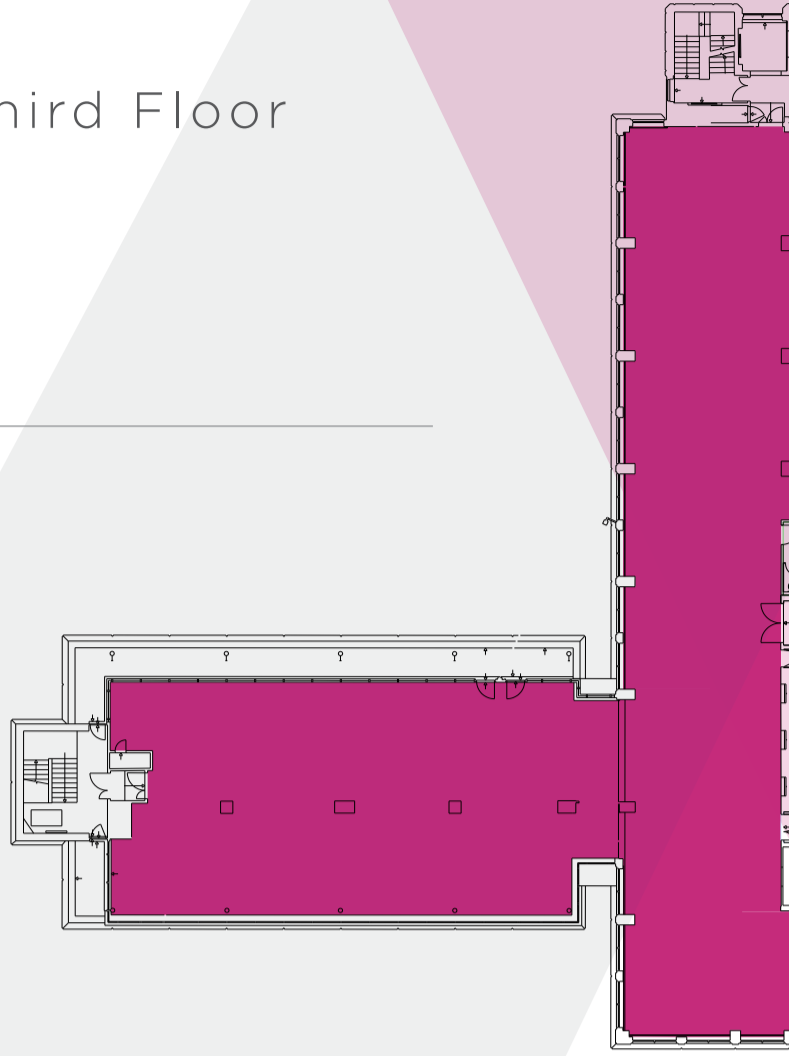
Approximate net internal areas

// TYPICAL FLOOR LAYO

Flexible, efficient floorplates capable of sub



First Floor - Third Floor



// WHY SWITCH?



// LOCATION

Slough is located in the heart of the Thames Valley within close proximity to Junctions 5, 6 and 7 of the M4 motorway.

The M25 motorway (Junction 15) is approximately 5 miles to the east, providing excellent access to the national motorway network and Heathrow Airport only 7 miles away.

Slough has long been established as a base for generating trade and industry. It is the headquarters to many multinationals such as HTC, Reckitt Benckiser, O2, Black & Decker and 4,600 other business enterprises in total.

Slough has a lot to offer with Queens Park and The Observatory Shopping Centre providing everyday shopping with retailers including Debenhams, M&S, Boots, H&M and Next. Nearby Windsor, Eton and Maidenhead have an array of bars and restaurants including Flaming Cow, C Brasserie, Gilbey's Bar and Restaurant and award winning restaurants The Waterside Inn and Fat Duck at Bray.



SWITCH TO SLOUG



Sarah Downes
01753 561 813
Sarah.downes@altusgroup.com

Maria Jacobs
01753 561 804
Maria.jacobs@altusgroup.com



James Finnis
0208 283 2534
James.finnis@eu.jll.com

Kate Clark
0208 283 2535
Kate.clark@eu.jll.com