

# To Let

## Office 5,500 - 11,991 sq ft NIA

Sefton House, Sefton Park, Stoke Poges, Slough, Berkshire, SL2 4HD



Landscaped setting

### Summary

- Refurbished self contained office building set within Sefton Park
- Type: Office
- Tenure: To Let
- Size: 5,500 - 11,991 sq ft NIA
- Rent: Available on Request

### Highlights

- Double height reception
- Air conditioning
- Car parking ratio of 1:200 sq ft

## Location

Sefton Park is situated approximately three miles north of Slough and enjoys easy access to the major transport links as well as skilled labour markets. Sefton House is about to undergo comprehensive refurbishment.

## Description

Sefton Park is a prestigious office campus situated in a naturally landscaped setting. It offers dual benefits of a relaxed working environment and easy access to the commercial heart of the Thames Valley.

## Specification

- New VRF air conditioning
- Fully remodelled double height reception
- Car parking spaces allocated at 1:200 sq ft
- New metal tile suspended ceilings
- New LED lighting
- Comprehensively redesigned WCs

## Amenities

Tenants at Sefton Park share the use of a sports field, football squares, tennis and badminton courts, a gym, a nine hole pitch and putt course, as well as sufficient on grounds parking. Current occupiers include:

- Siemens
- Hitachi Data Systems
- Siemens Financial Services Ltd
- 24 hour access and manned estate security

## Availability

Ground Floor	5,500 sq ft
First Floor	6,006 sq ft

## Terms

The accommodation is available by way of a new lease direct from the landlord.

## Viewing

Strictly by appointment by the joint agents.

## Energy Performance Rating

This property has been graded as 35(B).

## Rent

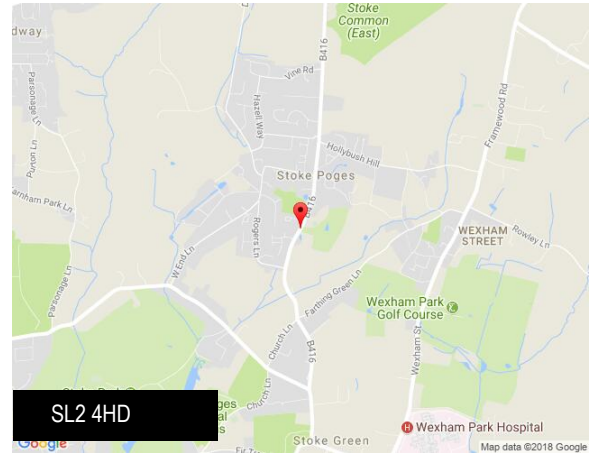
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## 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](mailto:Kate.Clark@eu.jll.com)