

To Let Office 25,185 - 176,843 sq ft GIA

SL1 , Brunel Way, Slough, Berkshire, SL1 1XN



Summary

- New Grade A 5 storey office building built to the highest specification, comprising of 175,000 sq ft (GIA)
- Type: Office
- Tenure: To Let
- Size: 25,185 176,843 sq ft GIA
- Rent: Available on Request

Location

A key part of the £450 million regeneration of Slough town centre, this impressive development offers an inspiring workplace and the opportunity to be at the heart of a new

centre for first-class, global businesses.

This new Grade A building will offer exceptional office accommodation within a 1 minute walk of the new Crossrail station, operational in 2019.

Availability

| Floor / Unit | Description | Sq ft | Availability |
|--------------|--------------------|---------|--------------|
| В | Basement (GIA) | 10,101 | Coming Soon |
| Ground | Ground Floor (GIA) | 31,129 | Coming Soon |
| 1st | First Floor (GIA) | 25,726 | Coming Soon |
| 2nd | Second Floor (GIA) | 28,234 | Coming Soon |
| 3rd | Third Floor (GIA) | 28,234 | Coming Soon |
| 4th | Fourth Floor (GIA) | 28,234 | Coming Soon |
| 5th | Fifth Floor (GIA) | 25,185 | Coming Soon |
| Total | | 176,843 | |

Specification

- · Large open plan floor plates with central core
- Typical floor plates of 25,000 sq ft (NIA)
- · Target Energy Efficiency Rating BREEAM "Very Good" and EPC (B>35)
- · Plan Efficiency (NIA / GIA) 89% average per typical floor
- · Typical clear floor to ceiling height in office areas 2.85m
- New 4 pipe fan coil air conditioning system
- · New metal tile ceilings
- · New WCs and 12 shower cubicles
- 88 car park spaces
- · Covered cycle racks on ground floor
- · Specification to be finalised

Amenities

- Ground floor cafe
- · Tesco Extra within 2 mins walk
- Queensmere Observatory Shopping Centre within a 5 mins walk will a full retail offering
- · New hotel development nearby
- 15 mins to Central London

Terms

The accommodation is available by way of a pre-let on the whole or floor by floor .

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Energy Performance Rating

Available upon request.

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

Matthew Parry t: +44 (0)207 852 4120 e: Matthew.Parry@eu.jll.com

James Finnis

t: +44 (0)208 283 2534 e: James.Finnis@eu.jll.com