

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
B	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 .

Energy Performance Rating

Available upon request.

Rent

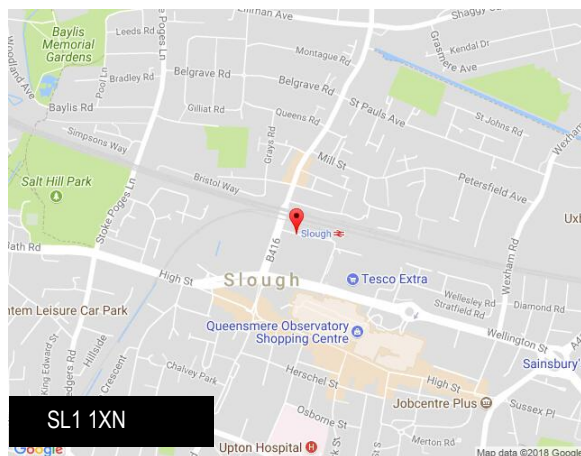
Available on Request

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