

SLOUGH

Salamanca, Wellington
Street, SL1 1YP



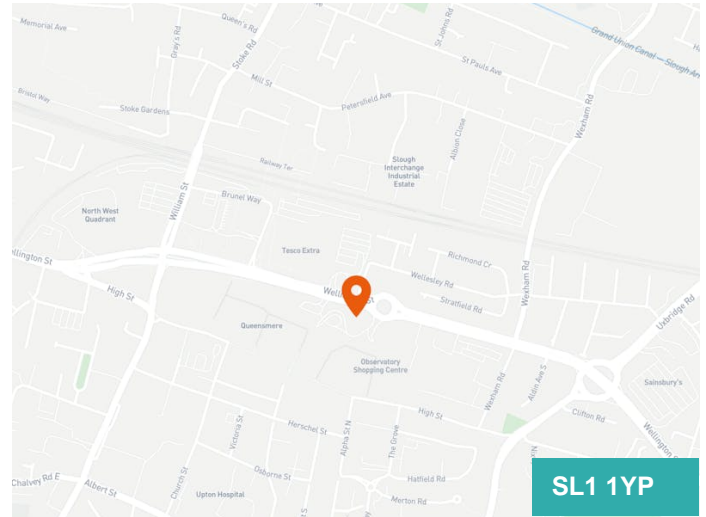
OFFICE TO LET

9,500 TO 34,447 SQ FT

- Town Centre Location
- Within a 2 minute walk of Slough Train Station
- Elizabeth Line
- Fitted Floors
- On Site Parking
- Manned Reception
- Meeting Rooms

Flexible, fitted and economical Town Centre offices within a 2 minute walk of Slough Train Station

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Summary

Available Size	9,500 to 34,447 sq ft
Rent	£18 per sq ft
Rates Payable	£10 per sq ft
Service Charge	£9.50 per sq ft S/C approximate
Car Parking	Secure parking available on site
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (75)

Description

Salamanca is a prominent headquarters building within the heart of Slough. The building benefits from an impressive reception area, full height central atrium and ground floor canteen/ break out area. Each available floor is air-conditioned with raised access floors and could be offered on a fully fitted basis. There are communal WC's, shower facilities and meeting rooms within the building and Salamanca also benefits from its own secure car park.

Location

Salamanca is prominently located on the A4 (Wellington Street) in the heart of central Slough; the mainline railway station which provides regular services to

London Paddington, Reading and Oxford stations is a two minute walk away. The newly opened Elizabeth Line also operates from Slough station with direct access to Bond Street and the City. Slough is extremely well connected with the M4, M25 and M40 motorway networks all within easy distance. Heathrow Airport is also within close proximity.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	9,500	882.58	Available
3rd	10,500	975.48	Available
4th	14,447	1,342.17	Available
Total	34,447	3,200.23	



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