

# SLOUGH

Unit 1B, STS House, Bristol  
Way, SL1 3QE



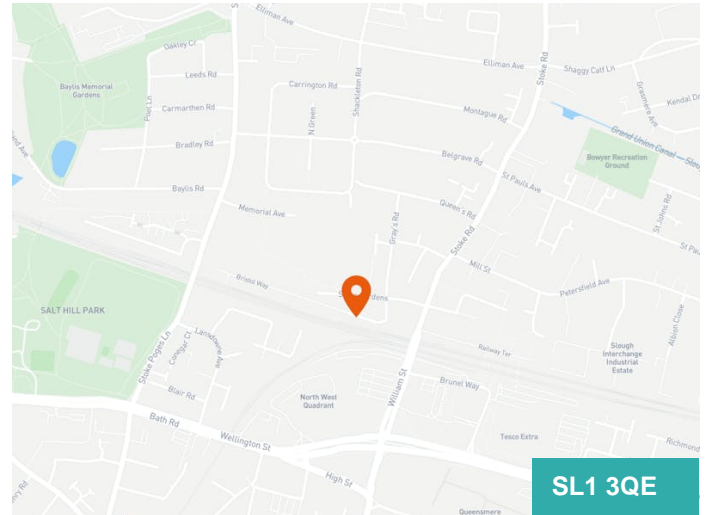
## OFFICE TO LET

**2,666 SQ FT**

- Close to public transport
- Refurbished accommodation
- 6 parking spaces
- Meeting room
- Self contained
- Male & Female WC's
- Gas central heating

**Economical refurbished office accommodation within a 5 minute walk of Slough Train & Bus Stations with 4 on site car parking spaces.**

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## Summary

<b>Available Size</b>	2,666 sq ft
<b>Rent</b>	£15.00 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	E (101)

## Description

Self-contained first floor office accommodation which has recently been redecorated and offers an extremely economical opportunity close to the Towns public transport links. The space is offered with 6 parking spaces and is available on flexible terms.

## Location

The STS building is located on Bristol Way, Slough just off Stoke Road which in turn links to the (A4) Bath Road. The M4 Junction 6 is approximately 1 mile to the West which provides excellent transport connections to the M25 / M40 and Heathrow Airport.

Slough Town Centre, Slough Railway Station (Elizabeth Line) and Bus Station are all within close proximity and easy walking distance of the building.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - First Floor	2,666	247.68	Available
<b>Total</b>	<b>2,666</b>	<b>247.68</b>	

## Viewings

Please contact Vail Williams to arrange viewings



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