

The Urban Building

Slough ♦ SL1 2BU

Modern and flexible,
high-quality fitted
space

7,295 sq ft - 19,483 sq ft
to let across consecutive floors

Lambert
Smith
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NEWMARK

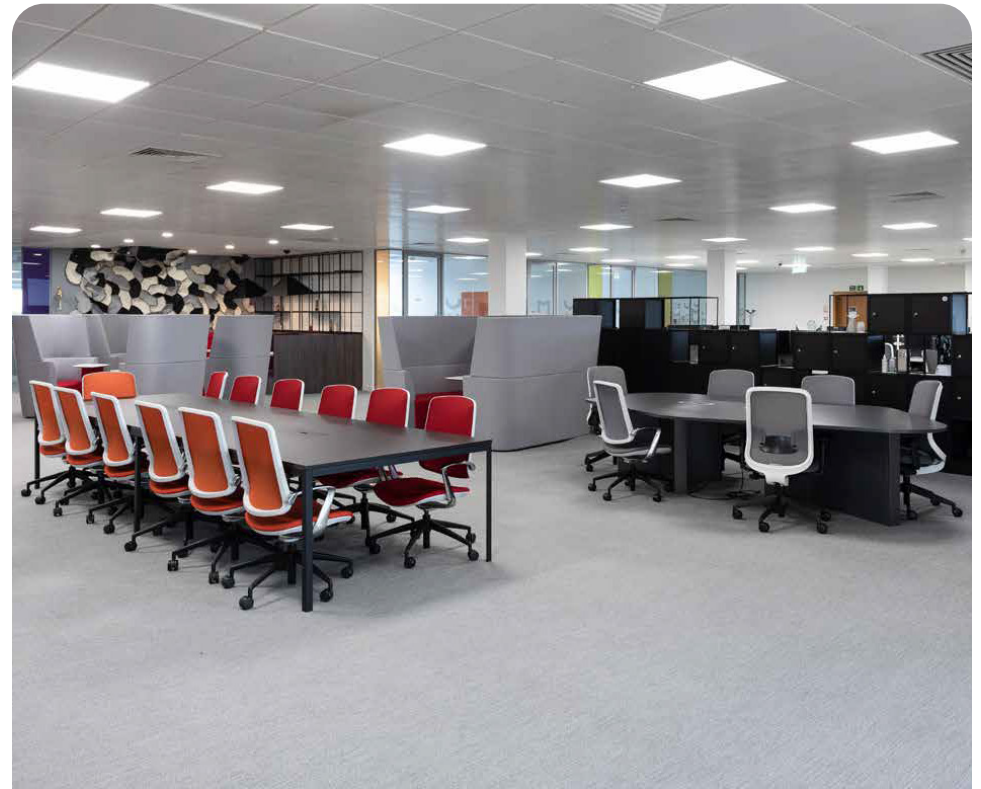


Designed for Business

Ideally situated in the popular business location of Slough, The Urban Building is a striking and modern 7 storey, multi-let office building, designed to provide all of the necessities required of today's dynamic business occupier.

A double-height entrance linking to a stylish and contemporary reception area presents an impressive welcome, whilst a vibrant ground floor café sits at the heart of the building and serves a wide range of hot and cold refreshments. Offering an alternative environment for informal meetings or a quick coffee with colleagues, the café also provides complimentary WiFi, so you'll always stay connected.

Additional facilities also include onsite shower and changing rooms as well as secure cycle storage, ideal for the active commuter.

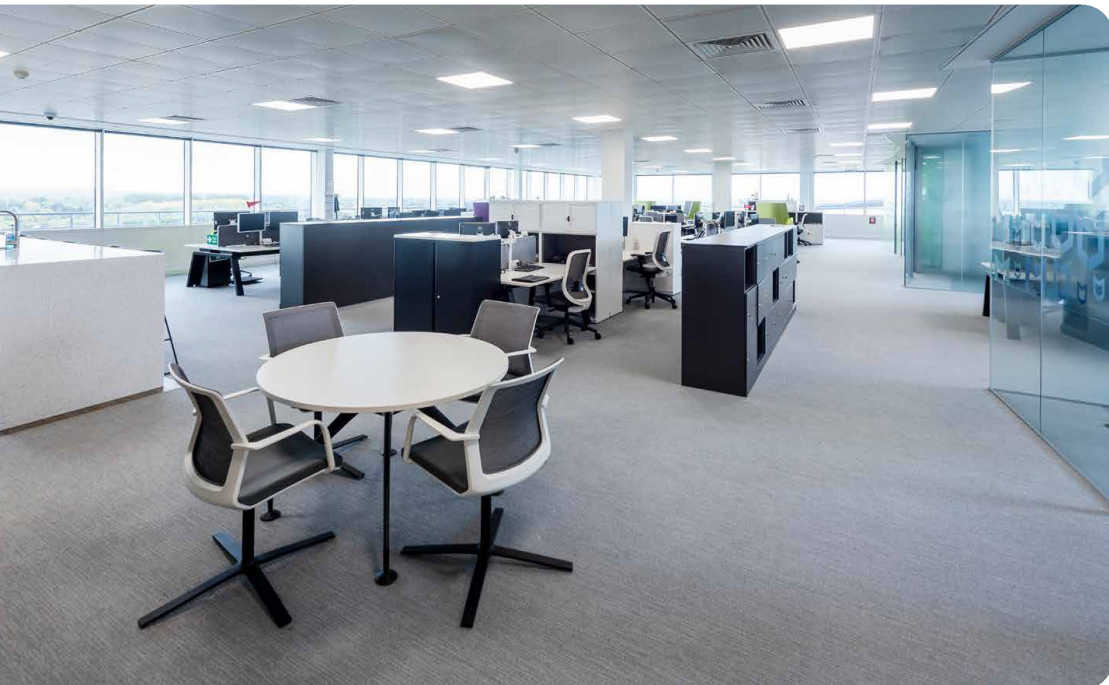




Space to Thrive

Designed with maximum flexibility in mind, a total of 19,483 sq ft of modern Grade A office space is available to let across the part 6th floor and whole 7th floor, providing the versatility to accommodate a range of business types.

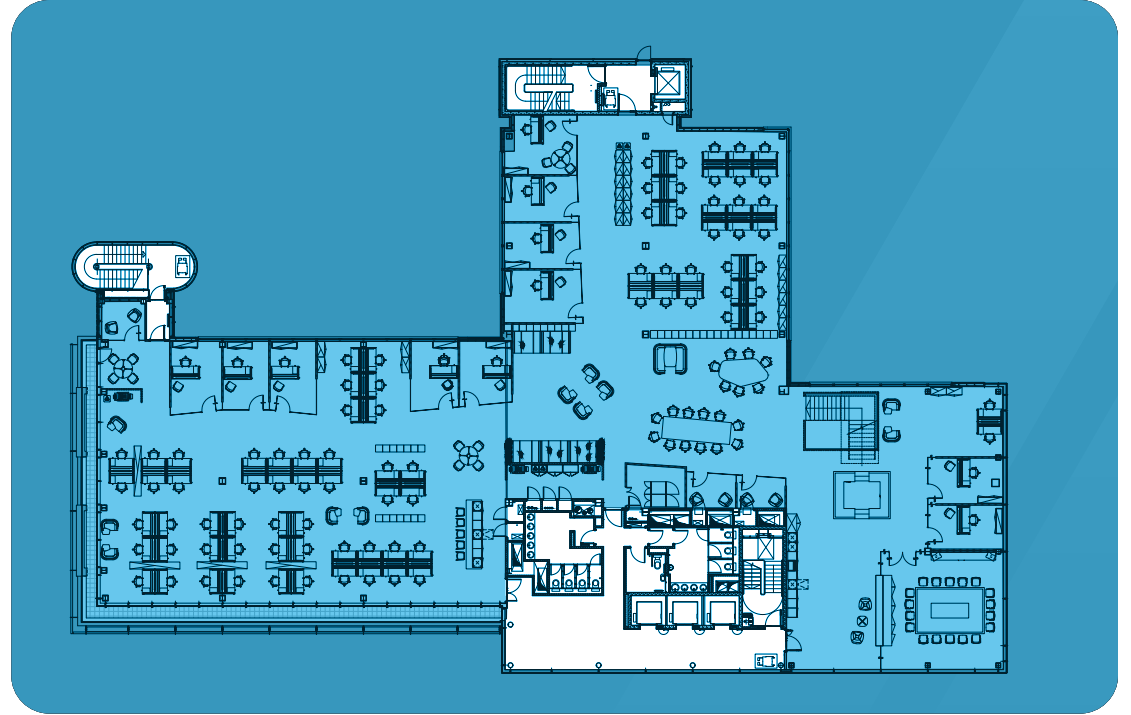
Each floor benefits from attractive, light-filled space promoting a productive working environment, whilst large windows perfectly frame endless views across Slough, with the addition of a terraced balcony on the part 6th floor.



- ⊗ 150mm accessible raised floors
- ⊗ Floor-to-ceiling height of 2.75m
- ⊗ Metal tiled suspended ceilings
- ⊗ LG7 compliant lighting
- ⊗ 4 pipe fan coil air-conditioning
- ⊗ Shower and cycle facilities
- ⊗ 3 x 13 person passenger lifts
- ⊗ 57 secure car parking spaces with an excellent ratio of 1:247 ft
- ⊗ EPC Rating C (53)

7th Floor

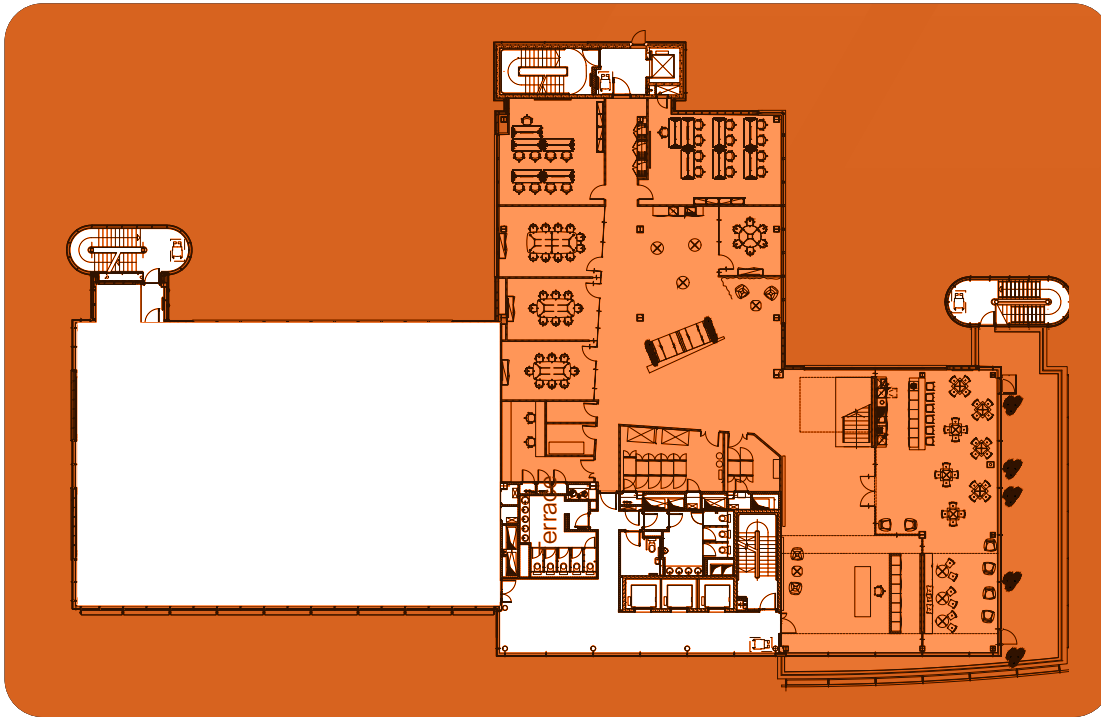
- 18 person board room
- 12 single executive offices
- 12 person farmhouse table
- 7 person informal meeting table
- 76 desks
- 2 x 4 person informal meeting tables
- High quality kitchen and break out area
- Selection of booth seating



6th Floor (partial)

7,295 sq ft / 678 sq m

- 2 x 8 person meeting rooms
- 1 x 10 person meeting room
- 2 x 1 x 9 person class room
- 1 x 13 person class room
- 1 x 6 person meeting room
- Computer room
- Store cupboard
- High-quality kitchen and seating area with outdoor terrace
- Reception and desk

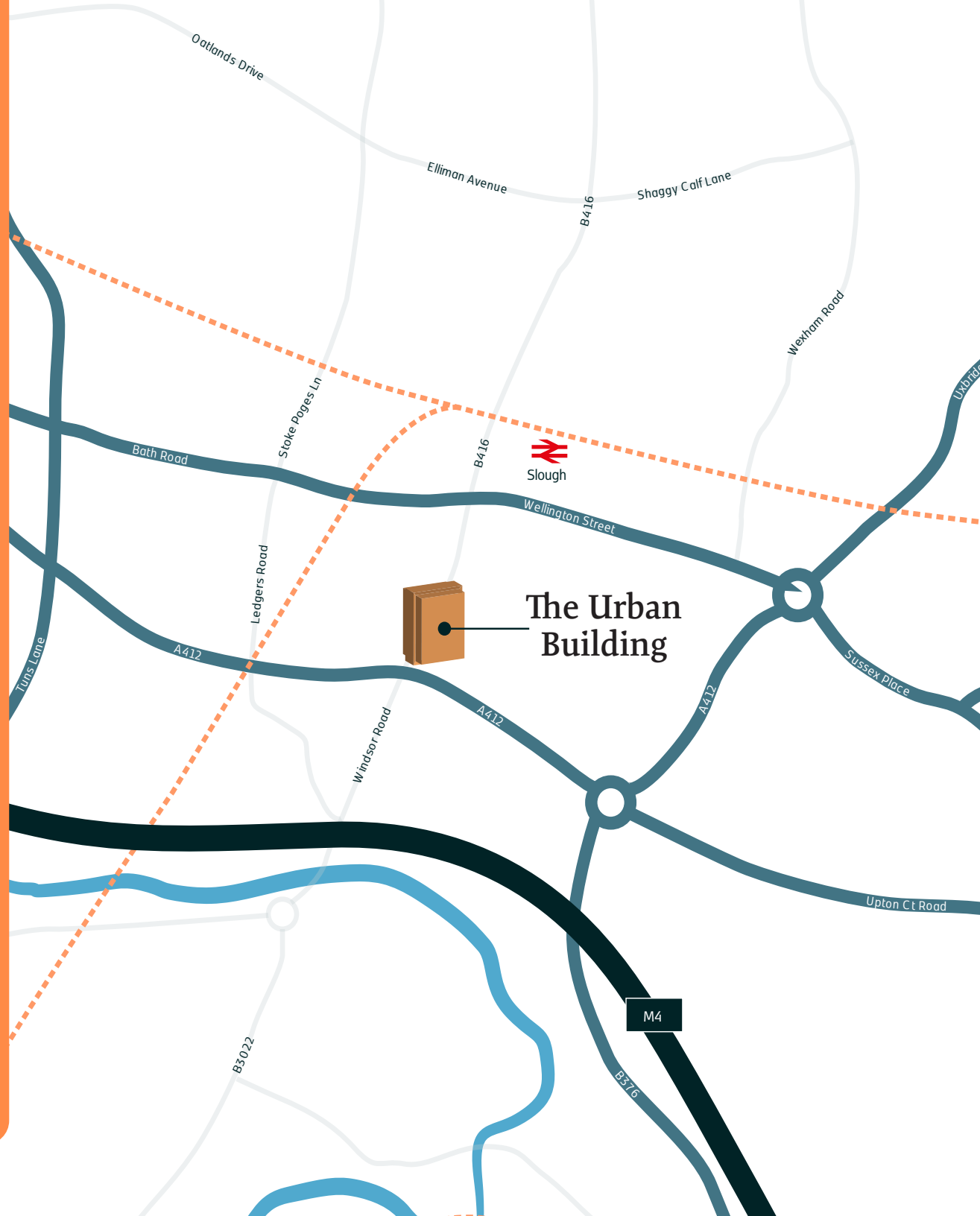




On Your Doorstep

Conveniently located just over a mile away from junction 6 of the M4 and 5 miles from junction 1A of the M40, The Urban Building boasts excellent transport links. Slough National Railway station and the Elizabeth line are just a 7 minute walk away, providing direct routes to London, Heathrow and beyond.

Occupiers also benefit from a wide range of local amenities with Slough town centre and Queensmere Observatory Shopping Centre situated close by, with the retail and leisure offering being further enhanced by a £400 million investment which will radically transform and regenerate the area.



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