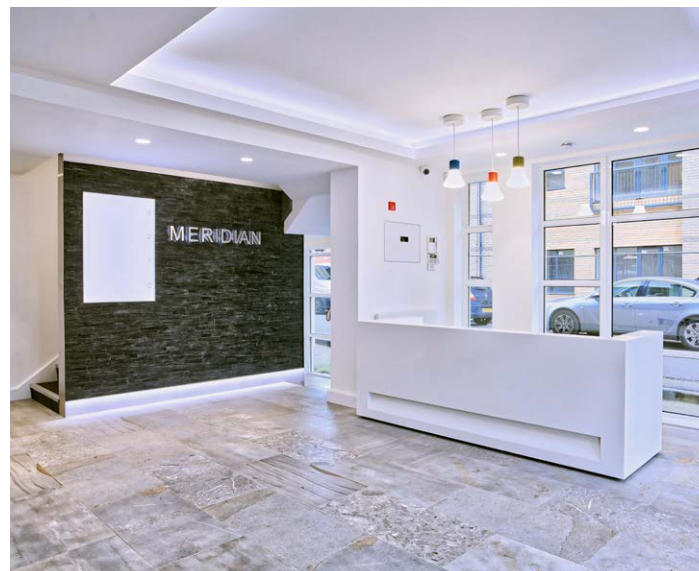
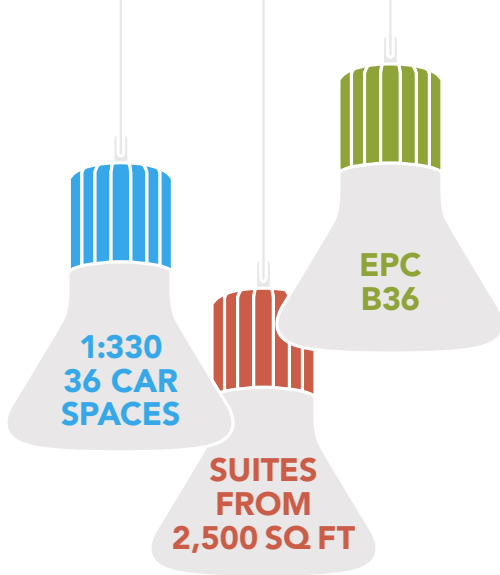




EXTENSIVELY REFURBISHED  
TOWN CENTRE OFFICE



**MERIDIAN**  
SLOUGH



## DESCRIPTION

The property, constructed in early 2000, provides modern open plan air conditioned offices. The property benefits from 36 covered car parking spaces with parking to the front and rear. The property has undergone extensive refurbishment to include new M&E throughout.



AIR  
CONDITIONED



36 CAR SPACES  
(1:330)



FULL RAISED  
ACCESS  
FLOORS WITH  
200MM VOID



LED  
LIGHTS



SUSPENDED  
CEILINGS



8 PERSON  
PASSENGER  
LIFT



ACCESSIBLE  
WCs ON  
EACH FLOOR



CARPETED  
THROUGHOUT



FLOORS  
SEPARATELY  
METERED



AVERAGE SLAB  
TO SLAB  
HEIGHT 3.4M  
(150MM FLOOR VOID)



DDA  
COMPLIANT



SHOWERS



THIRD FLOOR  
CONFERENCE  
ROOM



EPC B36



NEW M&E



ACCOMMODATION

Floor	sq ft	sq m
Ground floor reception	549	51
Ground floor office	538	50
First floor office	4,076	379
Second floor office	4,126	383
Third floor office	2,162	201
Third floor conference room	349	32
Total	11,800	1,096

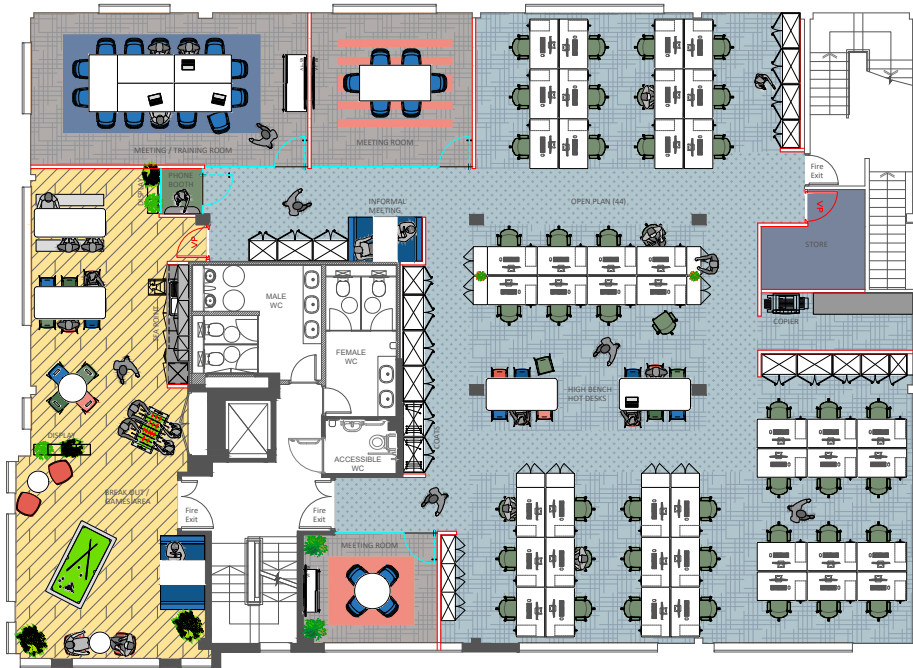
IPMS3



Second floor | Fitted option 1

ACCOMMODATION SCHEDULE		
OPEN PLAN – 1400x800 desks	44	
HIGH BENCH HOT DESK (6)	2	
MEETING ROOM (6)	1	
MEETING ROOM (4)	1	
MEETING/TRAINING RM (14)	1	
PHONE BOOTH	1	
TEA POINT/BREAK OUT (24)	1	
COPIER	1	
STORE ROOM	1	
COAT CUPBOARD	2	
HIGH LEVEL STORAGE	19	
LOW LEVEL STORAGE	10	
DISPLAY UNITS	2	
TOTAL FLOOR SPACE	4,126 sq ft	

Second floor | Fitted option 1



Second floor | Fitted option 2

ACCOMMODATION SCHEDULE		
OPEN PLAN – 1400x800 desks	62	
MEETING ROOM (6)	2	
MEETING / WAITING (4)	1	
HIGH BENCH HOT DESK (6)	2	
TEA POINT	1	
COPIER	2	
COMMS / STORE	1	
COAT CUPBOARD	4	
HIGH LEVEL STORAGE	23	
MID LEVEL STORAGE	5	
LOW LEVEL STORAGE	20	
DISPLAY UNITS	2	
TOTAL FLOOR SPACE	4,126 sq ft	

Second floor | Fitted option 2



# LOCATION

Slough is one of the Thames Valley's fastest connected towns, with trains running to London Paddington within 17 minutes.

The introduction of Crossrail (2020) means Slough will benefit from a direct link to central London, The City and The East of London.

In 2022, the station will have a direct rail link to London's Heathrow Airport, within a journey time of 6 minutes.



NEW BUS STATION

# BY ROAD AND RAIL

## ROAD

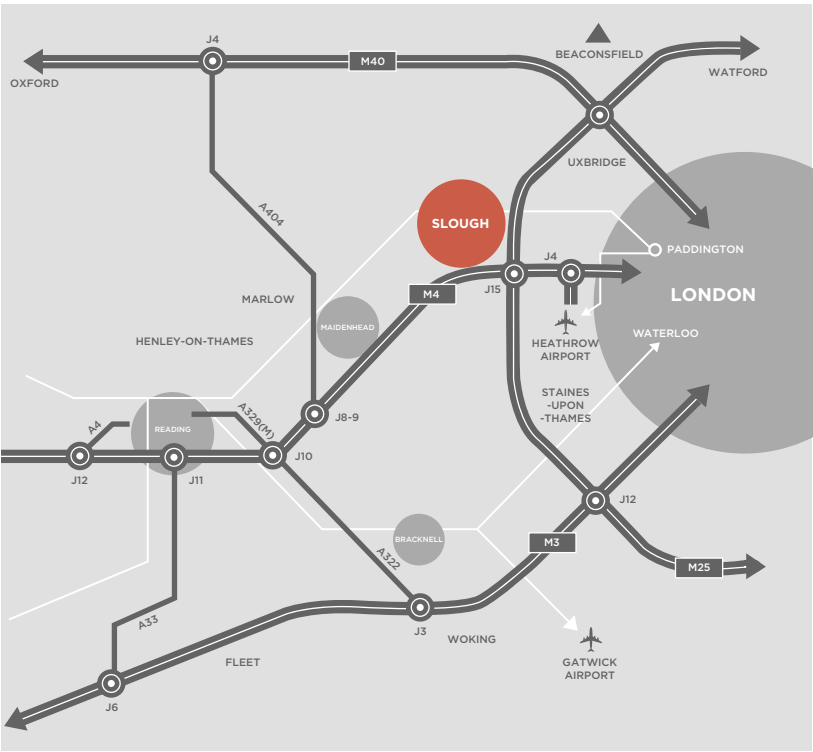


M4	2 miles
M25	4.5 miles
Ascot	10 miles
Central London	21 miles
Heathrow Airport	6.5 miles
Gatwick Airport	50 miles

## RAIL



Windsor & Eton Station	8 mins
Reading Station	15 mins
Paddington Station	19 mins
Heathrow Airport	36 mins
Gatwick Airport	1h 30 mins



RENOVATED TRAIN STATION

CROSSRAIL  
2020



10 MIN WALK TO  
TRAIN STATION



2022 WRLtH  
6 MINS TO  
HEATHROW



BOND STREET  
IN 32 MINS



LONDON  
PADDINGTON  
IN 15 MINS



J6 M4  
1.5 MILES





EMBRACE  
EVOLVE  
ENGAGE

SLOUGH IS  
CHANGING FOR  
THE EMERGING  
WORKFORCE OF  
TOMORROW

SLOUGH  
VOTED THE  
BEST PLACE  
TO WORK IN  
THE UK

2017

MARS BAR WAS FIRST  
MANUFACTURED IN  
SLOUGH IN 1932 AND  
THE HEADQUARTERS  
IS STILL THERE TODAY



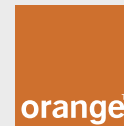
4,600 THRIVING BUSINESSES  
IN SLOUGH PROVIDING  
87,000 JOBS

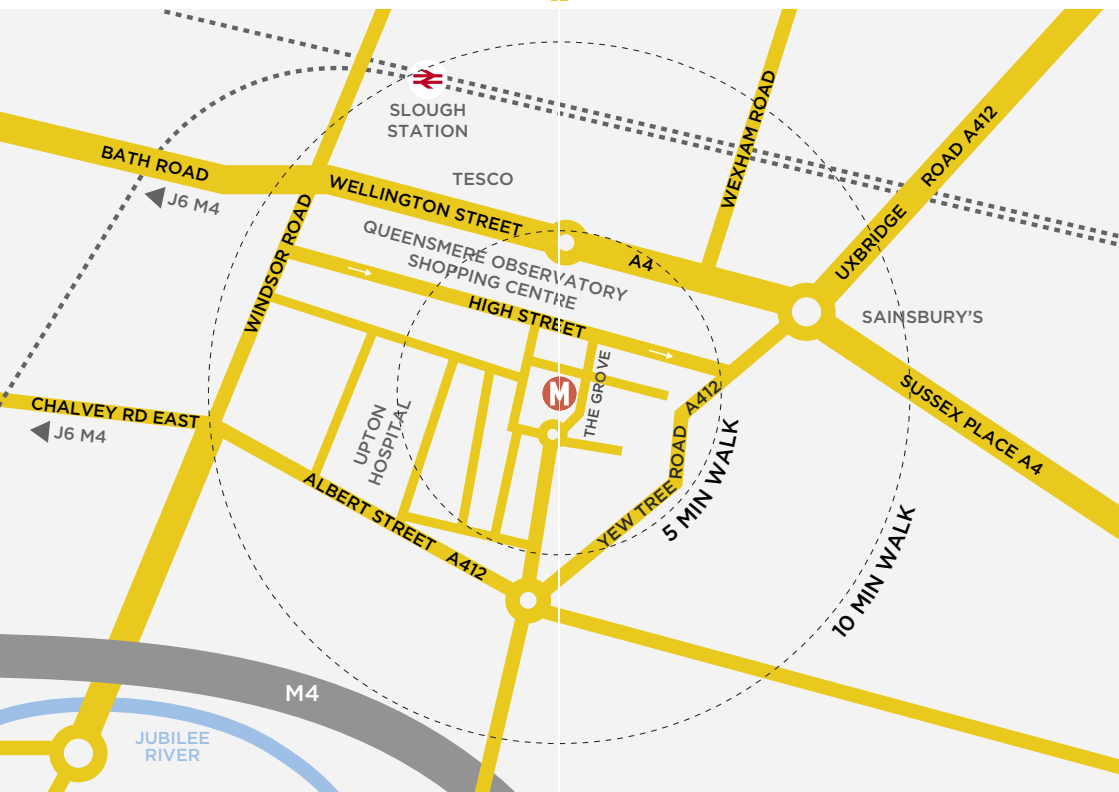
SLOUGH IS  
HOME TO AN  
IMPRESSIVE 42  
PARKS AND  
OPEN SPACES

SLOUGH HAS A HIGHLY  
SKILLED WORKFORCE AND  
HAS ATTRACTED MANY  
MAJOR OCCUPIERS



JOIN THE ALREADY  
ESTABLISHED  
COMPANIES  
IN SLOUGH





### Viewing and further information

Viewing strictly by prior appointment with the joint sole agents:

**Lambert  
Smith  
Hampton**

**01628 676 001**

**Dominic Faires**

07967 375962 | [dfaires@lsh.co.uk](mailto:dfaires@lsh.co.uk)

**Charlie Benn**

07591 383941 | [cbenn@lsh.co.uk](mailto:cbenn@lsh.co.uk)



**Tim Hodges**

07818 514403 | [tim.hodges@altusgroup.com](mailto:tim.hodges@altusgroup.com)

**Nathalie George**

07976 681953 | [nathalie.george@altusgroup.com](mailto:nathalie.george@altusgroup.com)