

25
WINDSOR
ROAD
SLOUGH

ENCOMPASS THE INFINITE POSSIBILITIES

THERE IS NOW THE
OPPORTUNITY TO
ACQUIRE 17,123 SQFT
SITUATED ON THE TOP
FLOOR OF A NEW
111,000 SQ FT GRADE A
TOWN CENTRE OFFICE
BUILDING

A 5 MINUTE WALK FROM
SLOUGH TRAIN STATION

UNPARALLELED TOWN
CENTRE PARKING

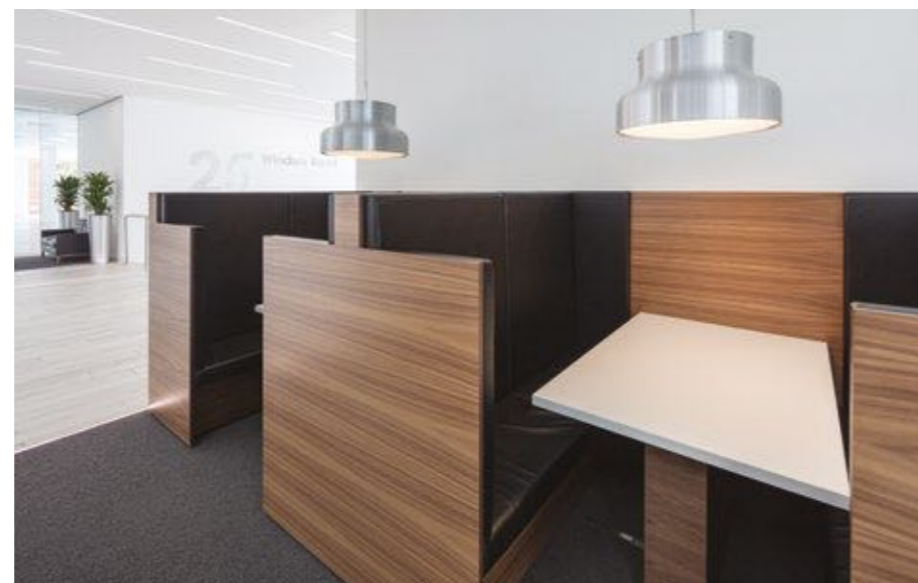




25 WINDSOR ROAD IS A NEW STANDOUT HQ OFFICE BUILDING

Designed for the blue chip occupier, 25 Windsor Road totals 111,000 sq ft arranged over ground and five upper floors. It benefits from a 3,500 sq ft central atrium with concierge reception, barista coffee offering and a variety of informal breakout, touchdown and meeting areas.





INNER SPACE

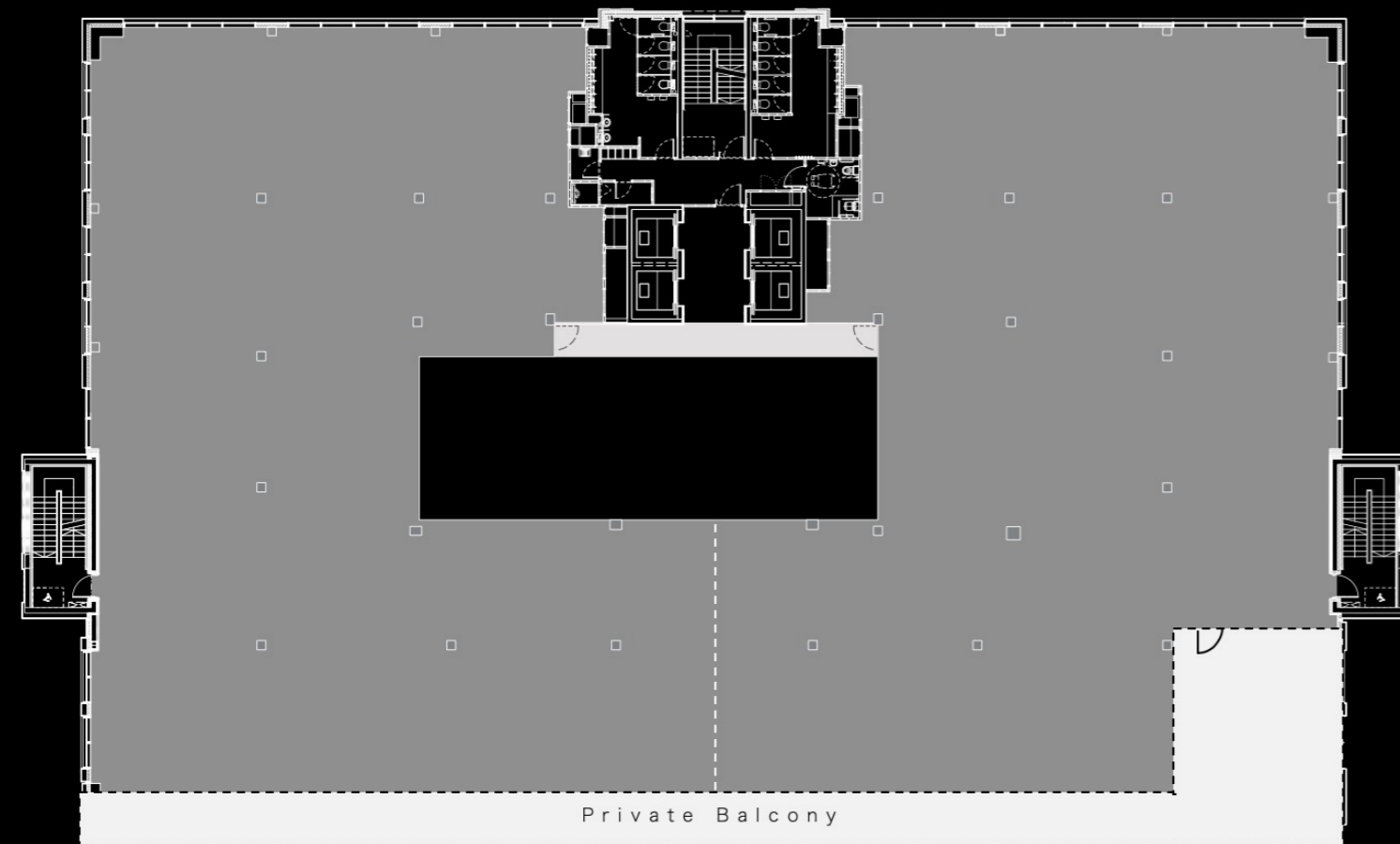
FOLLOWING THE RECENT PURCHASE OF THE ENTIRE BUILDING BY SLOUGH BOROUGH COUNCIL, THERE IS NOW THE OPPORTUNITY TO ACQUIRE 17,123 SQFT SITUATED ON THE TOP FLOOR OF THE BUILDING WHICH BENEFITS FROM A PRIVATE 1,439 SQ FT TERRACE

FLOOR	SQ FT	SQ M
Fifth Floor*	17,123	1,591
TOTAL	17,123	1,591

*Fifth floor terrace provides an additional 1,439 sq ft (138 sq m)



FIFTH FLOOR



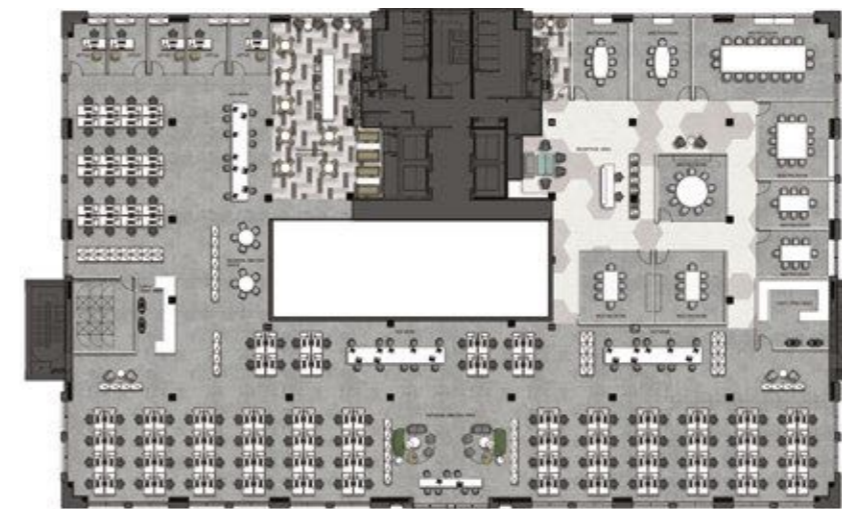
Potential Split

TYPICAL UPPER FLOORS - SPACE PLAN



OCCUPANCY/ HIGH-DENSITY FIT OUT

Total Headcount	169	Ancillary areas	5
Flexible offices	5	Tea point / breakout area	2
Workstations	164	Coats storage area	1
		Printing area	2
Meeting spaces	8		
		Storage Units	
Collaborative spaces	4	New coat storage units	3
Informal meeting points	4		



OCCUPANCY/ MEDIUM-DENSITY FIT OUT

Total Headcount	141	Ancillary areas	5
Flexible offices	5	Tea point / breakout area	2
Workstations	136	Coats storage area	1
		Printing area	2
Meeting spaces	8		
		Storage Units	
Collaborative spaces	4	New coat storage units	6
Informal meeting points	4		
		Hot desk spaces	2

SPECIFICATION

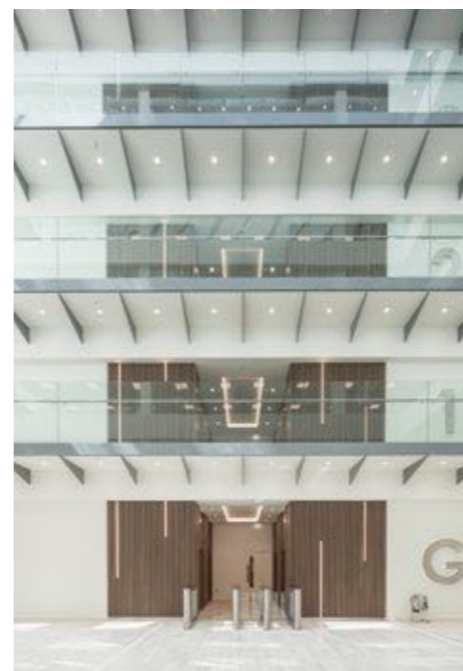
- A stunning 3,500 sq ft full height atrium with feature reception desk, WIFI, informal seating and touch down space
- A 1,439 sq ft roof terrace for exclusive use of the fifth floor
- 4 x 17 person passenger lifts
- Large open plan floor plates, benefiting from excellent natural light
- 600 x 600mm metal tile suspended ceiling with LED Lighting and PIR sensors
- Raised floors with 150mm clear void
- 2.85m floor to ceiling height
- VRF air conditioning system
- Male and female WCs on each floor
- Showers with lockers and changing facilities
- Secure cycle storage bays
- Designed to an overall occupancy ratio of 1:9 sq m
- EPC B and BREEAM rating "very good"
- Electric car charging points



CUTTING-EDGE FACILITIES
FOR SEAMLESSLY
PRODUCTIVE WORKDAYS



DESIGNED TO AN EXCEPTIONAL
STANDARD WITH CONTEMPORARY
FINISHES THROUGHOUT



OUTER SPACE

SLOUGH: EXPERIENCING AN UNPRECEDENTED TRANSFORMATION

THE ELIZABETH LINE

From 2020, four Elizabeth line trains an hour in each direction will serve Slough station, allowing passengers to travel through central London without having to change trains. Journey times from Slough station to key London stations will be reduced. Bond Street in 32 minutes, Liverpool Street in 39 minutes and Canary Wharf in 46 minutes.

WESTERN RAIL LINK TO HEATHROW (WRLTH)

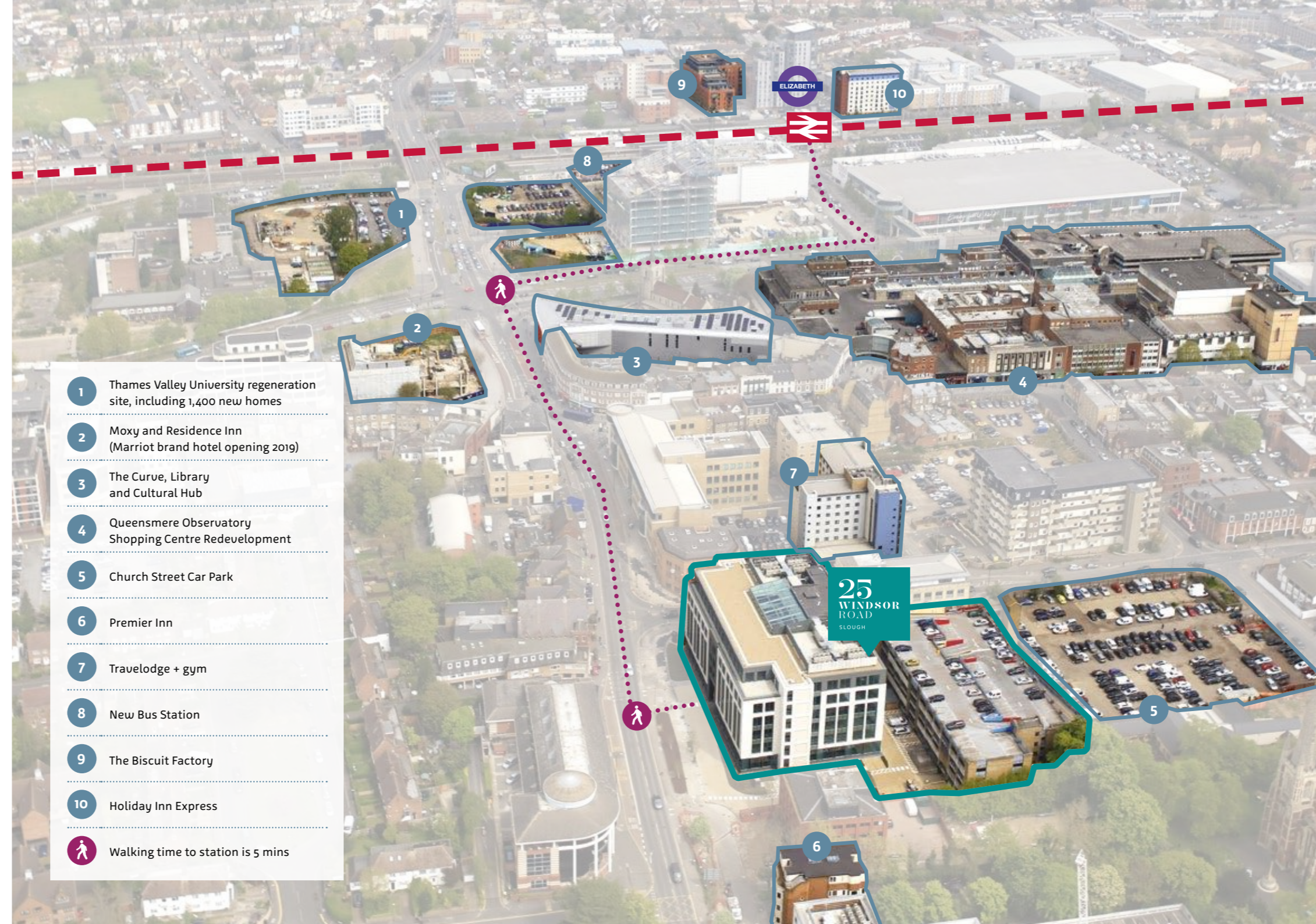
This proposed new rail link will directly connect the Great Western Main Line to London Heathrow T5 via a rail tunnel. Four trains an hour in each direction will serve Slough station, with journey times of just 7 minutes. The rail link is expected to be operational in 2024.

THE HEART OF SLOUGH

Is an entirely new commercial district. Major infrastructure is already in place, Over £450m of public investment has already been spent or is committed. The bus station and The Curve library have already been built with the proposed development to include 1,600 homes, 750,000 sq ft of office space, 120 bed hotel and further retail and leisure opportunities.

HEATHROW EXPANSION

The proximity of Slough to Heathrow Airport puts businesses within easy reach of their national and international customers, supply chains and markets. The expansion of Heathrow Airport, coupled with new rail developments, provides a truly global and connected platform to operate and grow your business.



- 1 Thames Valley University regeneration site, including 1,400 new homes
- 2 Moxy and Residence Inn (Marriot brand hotel opening 2019)
- 3 The Curve, Library and Cultural Hub
- 4 Queensmere Observatory Shopping Centre Redevelopment
- 5 Church Street Car Park
- 6 Premier Inn
- 7 Travelodge + gym
- 8 New Bus Station
- 9 The Biscuit Factory
- 10 Holiday Inn Express
- Walking time to station is 5 mins

HOTELS

Two new Marriot hotels are under construction - Moxy and Residence Inn - are to be located on the former library site, 200 metres from 25 Windsor Road. The hotels will comprise a 144 room affordable boutique hotel and a 92 room extended stay residence Inn. Slough Central South is a new Premier Inn which opened in December 2016 and comprises 131 rooms with a modern contemporary restaurant.

QUEENSMERE OBSERVATORY SHOPPING CENTRE

Under ambitious new ownership. Slough Town Centre's major shopping centre is to undergo a comprehensive redevelopment to include a newly designed mall, new retail and leisure stores bringing in a whole range of new Food and Beverage retailers to the town. They will also be building a number of residential apartments.

OUTER SPACE

SLOUGH: AN ECONOMIC AND CULTURAL POWERHOUSE

€1.5 BILLION



One of the best connected, business friendly locations in Europe. With over **€1.5 billion invested** into the town, Slough offers many business advantages.

3RD MOST PRODUCTIVE

Slough is the **3rd most productive** town in the UK, with a GVA (gross value per worker) three times higher than the national average.

THAMES VALLEY

Slough is the gateway to the Thames Valley, the UK's most productive sub-region and home to over **115,000 businesses**, including **11 of the world's top 15 technology companies**.

4,600 BUSINESSES

Slough is home to over **4,600 businesses**, including the highest concentration of corporate HQs in the UK outside of London.

DIVERSE

It is home to a diverse population that speaks over **150 languages**, providing strong cultural and commercial ties to all countries of the world.



€1.5
BILLION
INVESTED

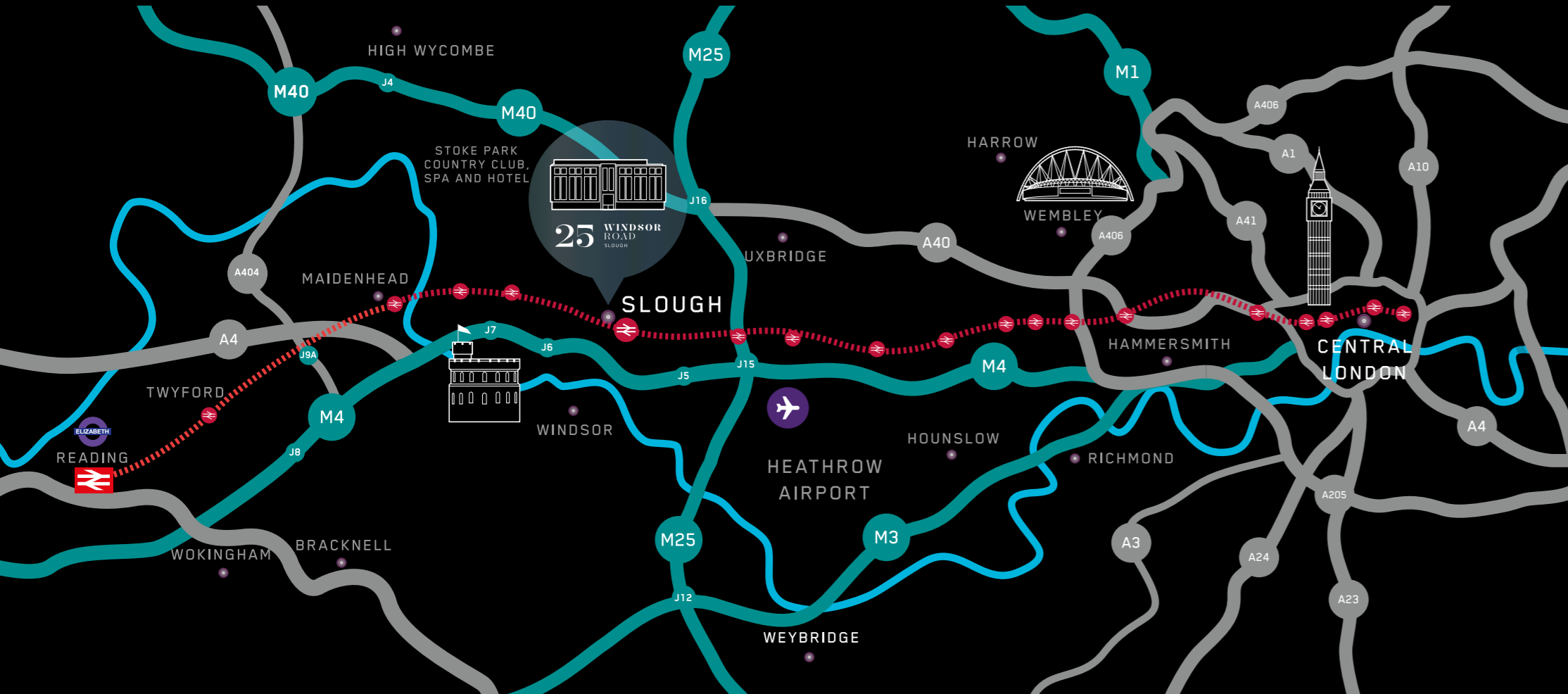
IN GOOD COMPANY

Highest concentration of corporate headquarters in the country outside of London.



OUTER SPACE

SLOUGH: EXCELLENT CONNECTIVITY - THREE M4 MOTORWAY JUNCTIONS (J4, J5, & J6) FOUR ELIZABETH LINE TRAINS AN HOUR AND A 16 MINUTE DRIVE TO HEATHROW AIRPORT.



Reading	21 mins
Paddington	28 mins
Bond Street	32 mins
Tottenham Court Rd	34 mins
Liverpool Street	39 mins
Canary Wharf	46 mins

Source: Crossrail



Windsor & Eton Central	6 mins
Maidenhead	8 mins
Hayes & Harlington	15 mins
London Paddington	18 mins
Reading	14 mins
Bristol	1 hr 33

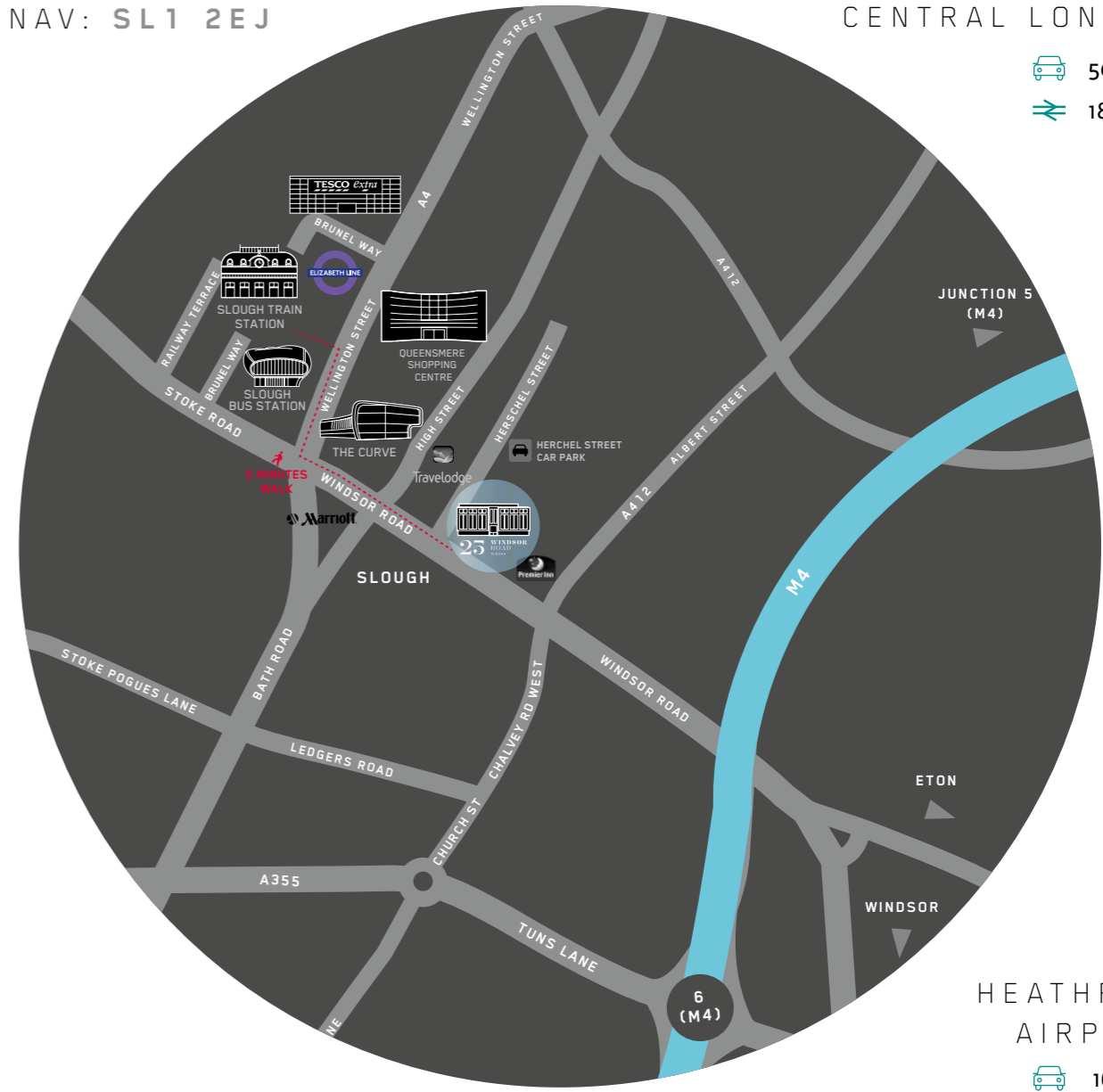
Source: National Rail Enquiries



To M4 J6	5 mins
Eton	5 mins
Windsor (via A332)	7 mins
To M4 J5	8 mins
Maidenhead	12 mins
Heathrow (via M4)	16 mins
Ascot	20 mins
Central London	50 mins
Gatwick (via M25 & M23)	1hr 3 mins

Source: AA Auto Route

SAT NAV: SL1 2EJ



CENTRAL LONDON

50 mins
 18 mins

HEATHROW AIRPORT

16 mins

OUTER SPACE

WITHIN A SHORT DRIVE FURTHER AMENITIES ARE ON OFFER INCLUDING NUMEROUS RESTAURANTS, GASTRO PUBS, BOUTIQUE SHOPS ON ETON HIGH STREET, WINDSOR CASTLE AND WINDSOR GREAT PARK AND THE FAMOUS STOKE PARK 5* COUNTRY CLUB, SPA AND HOTEL.



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