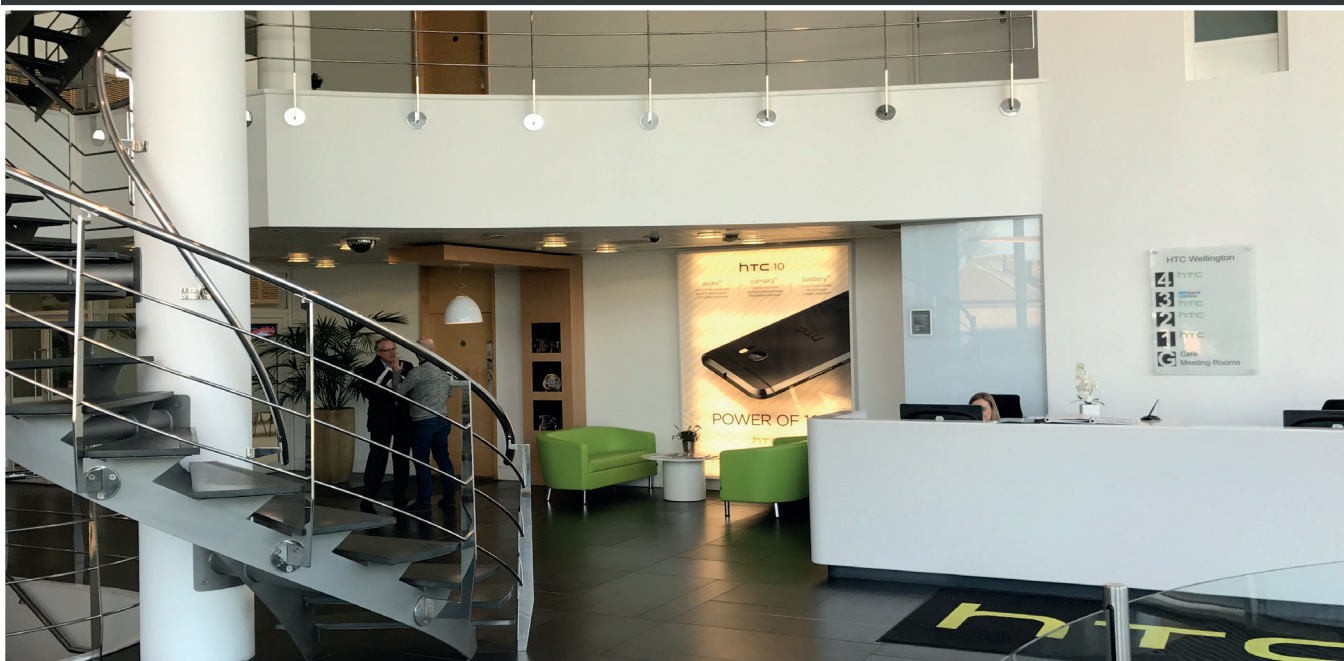


SALAMANCA

Wellington Street | **SLOUGH** | Berkshire | SL1 1YP



GRADE A TOWN CENTRE OFFICE SPACE TO LET

4,000 sq.ft. - 30,410 sq. ft

- > 24 hour manned reception
- > Open plan, flexible floor plates
- > Plug and Play option available
- > Car parking
- > Walking distance of mainline railway station



LOCATION

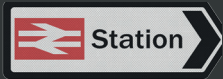
Salamanca is prominently positioned in a prime location in the heart of Slough, opposite the main line railway station, providing services to London Paddington, Reading and Oxford stations. Slough is well connected via the M4 providing access to the M25.

CONNECTIONS

M4 Junction 6 1.8 miles
 providing access to national motorway system via the M25
 M25 Junction 15 4.7 miles
 Slough town centre 0.6 miles
 Heathrow airport..... 8.0 miles
 London paddington..... 23 miles



.....COMING SOON



..... 0 miles



DESCRIPTION

Salamanca is a prominent headquarters building within the heart of Slough providing Grade A open plan offices over ground, first, second, third and fourth floors, accessed via impressive, glazed, 24hr manned reception. The floor plates are versatile and can be furnished upon request. All vacant suites benefit from Air-Conditioning and Cat5 cabling throughout.

The building benefits from a central atrium providing staff breakout space and restaurant, offering subsidised menu to tenants. A building information pack is available upon request

Accommodation comprising (approximate net internal areas)

First floor	12,428 sq.ft	(1,155 sq. m)
Second floor	13,682 sq. ft	(1,271 sq. m)
Third floor	4,300 sq. ft	(399.47 sq. m)
Total	30,410 sq. ft	(2,825.47 sq m)



TERMS

Suites are available individually or as a whole on new effective full repairing and insuring leases with terms to be agreed by request.

RENT

POA

BUSINESS RATES

T.B.C

ENERGY PERFORMANCE RATING

D - 94



KEMPTON

CARR

CROFT

VIEWING strictly by appointment with sole agents

Mitchell Brooks: mitchell.brooks@kemptoncarr.co.uk

David Pearce: david.pearce@kemptoncarr.co.uk

These particulars are believed to be correct but their accuracy is in no way guaranteed neither do they form any part of a contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Kempton Carr Croft. Finance Act 1989 – unless otherwise stated our prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

01628 771221
kemptoncarr.co.uk