

# OFFICES TO LET



**3,435-27,735 Sq. Ft. (319-2,576 Sq. M.)**

Salamanca, Wellington Street,

**Slough**

Berks

SL1 1YP

**PRESTIGIOUS HEADQUARTERS BUILDING**

[kemptoncarr.co.uk](http://kemptoncarr.co.uk) | Maidenhead office 01628 771221



## Location

Salamanca is prominently located on the A4 (Wellington Street) in the heart of Slough; the mainline railway station which provides regular services to London Paddington, Reading and Oxford stations is a two minute walk away. The station will also be served by the forthcoming crossrail (Elizabeth Line) with direct access to Central London and the City. Slough is extremely well connected with the M4, M25 and M40 motorway networks all within easy distance.

## Description

Salamanca is a prominent headquarters building within the heart of Slough. It benefits from an impressive entrance reception area and a full height central atrium break out area. Each floor is air-conditioned with raised access floors. WC's have recently been refurbished and there are new shower facilities. Parking is available on site

## Accommodation

	Sq. Ft.	Sq. m.
Suite 1 Third Floor	3,435	319.1
Suite 2 Third Floor	10,300	957.9
Fourth Floor	14,000	1,300.6
<b>TOTAL</b>	<b>27,735</b>	<b>2,576.6</b>

*Approx net internal area (NIA)*

## Energy Performance Rating

D-94

## Terms

Quoting Rent: £26.50 psf per annum.

The rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

Available on new flexible leases direct with the Landlord.

## Business Rates

The billing authority is Slough Borough Council.

We suggest actual rates payable are verified by contacting the ratings officer at the billing authority directly.

## Legal Costs/VAT

Each party to bear their own professional and legal costs.

## Amenities

- High Quality Office Accommodation
- Impressive Entrance Reception Area
- Fully Fitted Space Available
- Raised Floors
- Air Conditioning
- Male, Female & Disabled WCs
- Shower Facilities
- Car Parking Spaces
- 24 Hour Manned Reception

## Viewing and further information



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