

# wellington house

20 QUEENSMERE HIGH STREET SLOUGH SL1 1DB

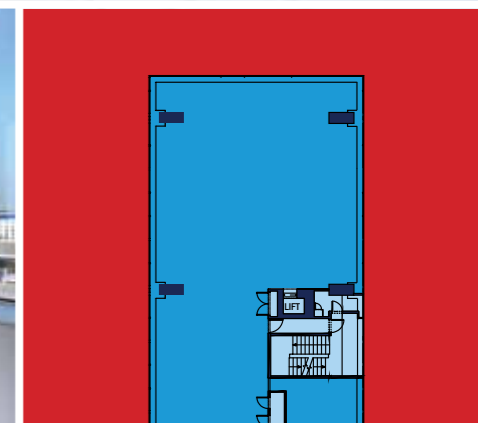


one of Slough town centre's most accessible offices,  
with excellent parking...

4,100 – 30,150 sq ft (381 – 2,799 sq m)

**TO LET**

# wellington house

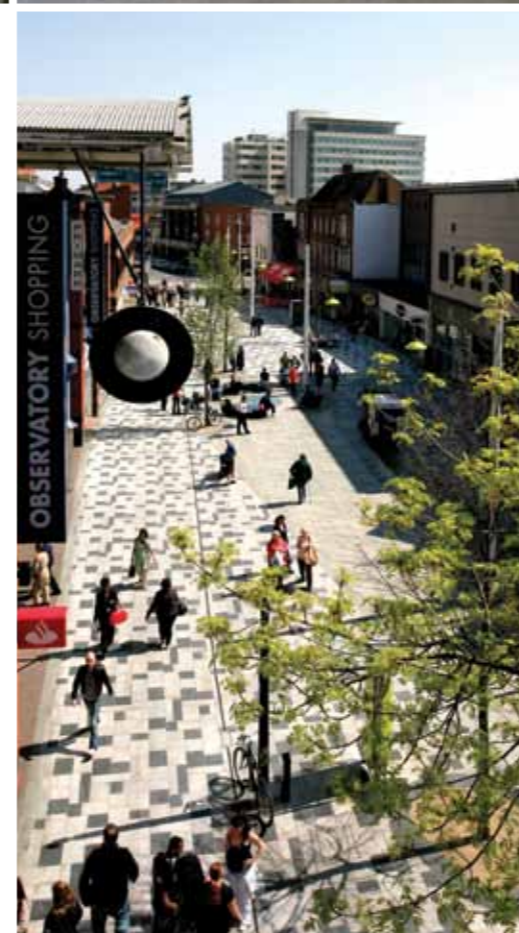


- Air conditioned office suites
- Completely refurbished to a high standard
- Walking distance to Slough railway station
- On site car parking
- Immediate access to shopping and restaurant facilities

## floor areas

Fifth floor north suite	4,100 sq ft	(381 sq m)
Fifth floor south suite	5,950 sq ft	(552 sq m)*
Fourth floor north suite	4,100 sq ft	(381 sq m)
Fourth floor south suite	5,950 sq ft	(552 sq m)*
Third floor		LET
Second floor		LET
First floor north suite	4,100 sq ft	(381 sq m)
First floor south suite	5,950 sq ft	(552 sq m)*
<b>TOTAL</b>	<b>30,150 sq ft</b>	<b>(2,799 sq m)</b>

\*Let but could be made available, subject to surrender



## location

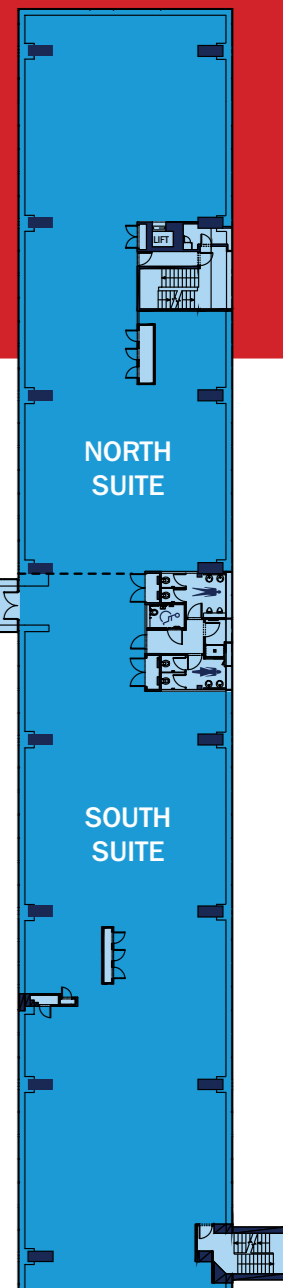
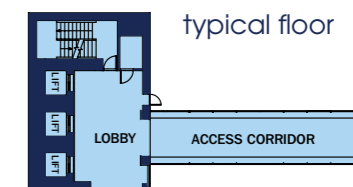
Wellington House is prominently located in Slough Town Centre. Slough main line railway station, with a 17 minute express service to London Paddington, is just a short walk from the property. The building is well located for Junctions 5 and 6 of the M4 and Heathrow Airport lies just 7.5 miles to the east.

## description

Wellington House is one of the largest office buildings in Slough and offers air conditioned office space over five floors. The property has undergone a complete refurbishment to provide bright, modern office accommodation with excellent, secure on site car parking.

## amenities

- Four pipe fan coil air conditioning
- LG7 lighting
- Directly above the town's main shopping centre
- Walking distance to mainline railway station
- Excellent on site secure parking
- 24 hour building management and security
- Full disabled access
- Excellent natural light
- Far reaching views



## terms

Our client owns the freehold of Wellington House and is offering new leases on competitive terms to be agreed. Full details of the rent, Business Rates and service charge are available on application.

## distances from the building

Heathrow Airport	7.5 miles
M4, Junction 6	2.3 miles
M25, Junction 15	4.2 miles
M3, Junction 2	11.4 miles
Slough Railway Station	0.1 mile
Journey time to London Paddington	17 minutes
Journey time to Reading	15 minutes



## viewing

For further information or to arrange an inspection please contact:



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