

SEGRO



BATH ROAD

SLOUGH TRADING ESTATE

6,006 – 13,078 SQ FT

PRIME BUSINESS BASE

234 Bath Road offers everything a modern business needs – flexible, elegant workspace in a prime location, surrounded by a thriving business community on a well-connected, fully serviced estate.



BUILT FOR SUCCESS



An exceptional opportunity to occupy a fully refurbished part first floor, totalling 13,078 sq ft, located on the prestigious Bath Road in Slough. This prominent office building offers a flexible floor plate, ideal for corporate headquarters or expanding businesses seeking a high-profile address.

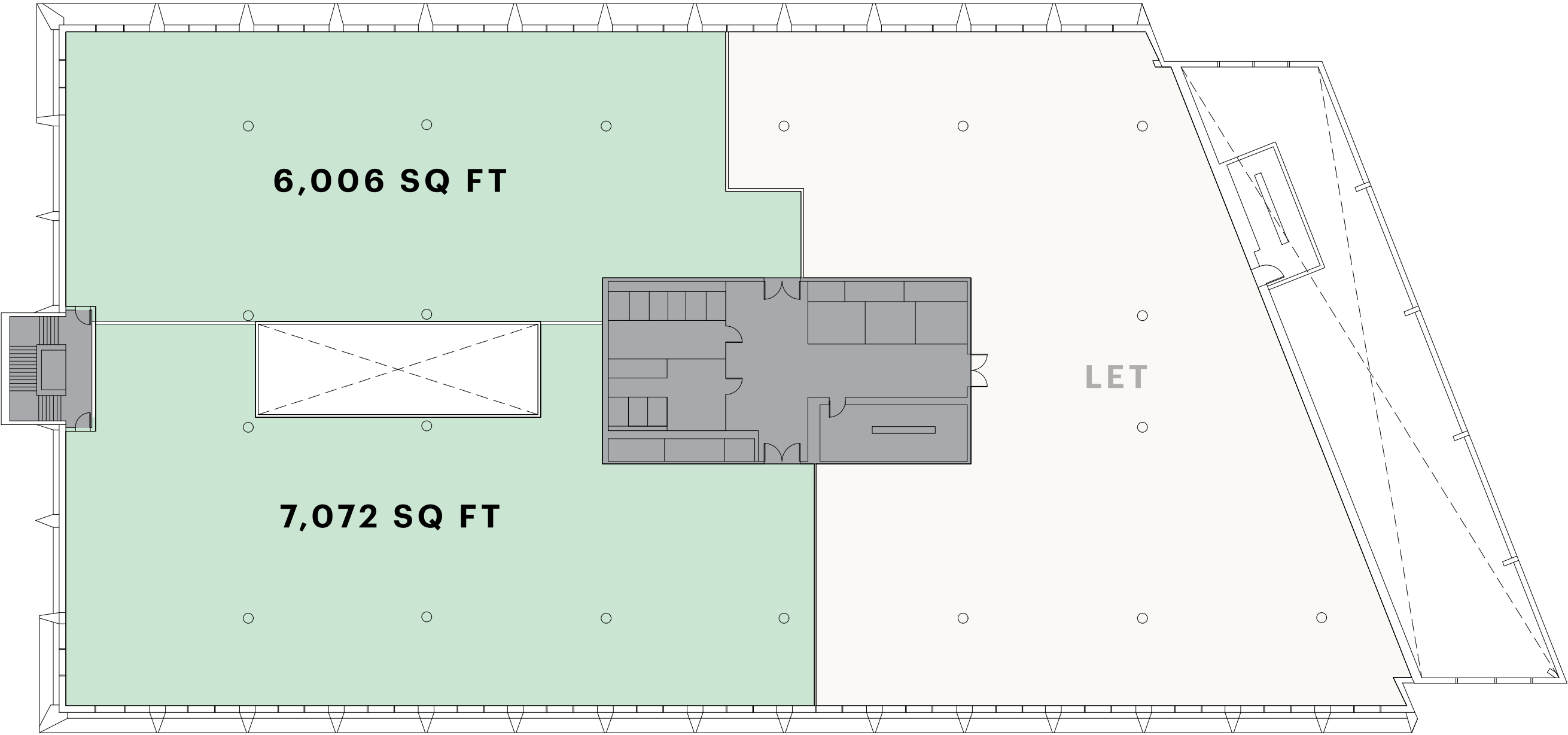
The Bath Road is well established as a hub for many of the world's leading businesses, with major occupiers in close proximity including Mars, Ferrari, DHL, Thames Water, and UCB. The estate has earned a strong reputation as a world-class business destination and is wholly owned and managed by SEGRO, Europe's leading provider of flexible business space.

FEEL-GOOD WORKING

The triple-height reception has been reconfigured into a vibrant, welcoming space, offering customers a place to relax, collaborate, and host informal meetings while enjoying coffee from the new café in a stylish and comfortable setting.

FIRST FLOOR

6,006 – 13,078 sq ft | 558 – 1,215 sq m



 Available

Not to scale. Indicative only.

BIG ON DETAIL

SPECIFICATION



Triple height reception
with feature staircase



Cafe within building



2 passenger lifts



3m floor to ceiling height



200mm raised access floor



Air conditioning – fan coil units
with heating and cooling



Suspended ceiling with LED lighting



Male & female WCs to each floor



Shower changing facilities



Dedicated secure cycle storage



Car parking ratio 1:395 sq ft, including
5 EV charging points. Potential spaces
available on licence nearby



Estate wide CCTV and
Business Watch Scheme



Ample amenities within close proximity



AI building management system

GREEN INITIATIVES



EPC B



BREEAM 'Very Good'



Daylight sensing technology reduces
lighting consumption by 30%



External shading and glass reduce
solar heat gain by 40%



40% reduction in water consumption
through high-performance fittings and
rainwater harvesting



150 sq m of photovoltaic panels
generating up to 22,500 kWh per year
offsetting over 11.5 tCO₂



The electricity generated on-site since
installation has offset the same CO₂
as planting **417 trees** – saving
50.8 tonnes of CO₂ eq. emissions.

MORE THAN
OFFICES...



234 BATH ROAD
SLOUGH TRADING ESTATE

CLOSE TO EVERYTHING



The area boasts a wealth of nearby amenities that enhance daily working life, including a variety of cafés, restaurants, supermarkets, and retail outlets – perfect for lunch breaks or after-work socialising.

Fitness centres, banks and hotels are all within walking distance, making it convenient for both staff and visiting clients. In addition, 234 Bath Road is close to several green spaces, providing opportunities for relaxation and wellbeing. With modern office facilities and a well-connected, amenity-rich environment, it offers an ideal base for productivity, comfort, and business growth.

Finally, all employees based at 234 Bath Road can apply for the free Slough Trading Estate Discount Card, providing special deals and offers from local businesses, including Wrapsta, Indian Cart, Renaizance, Wokhei, Bistro Saronida and KickFit Martial Arts.



AMENITIES



A wide variety of food and beverage options are available across the Slough Trading Estate, ranging from well-known café chains to local eateries and grab-and-go outlets, providing customers with convenient and diverse dining choices.



Green pocket parks, offering customers attractive outdoor spaces to relax, meet informally, or enjoy a break during the working day.



234 BATH ROAD
SLOUGH TRADING ESTATE



YOUR DAILY PAUSE



Customers can take advantage of a year round calendar of activities and events, designed to promote wellbeing, networking, and community engagement across the estate.

[Visit our events page](#)

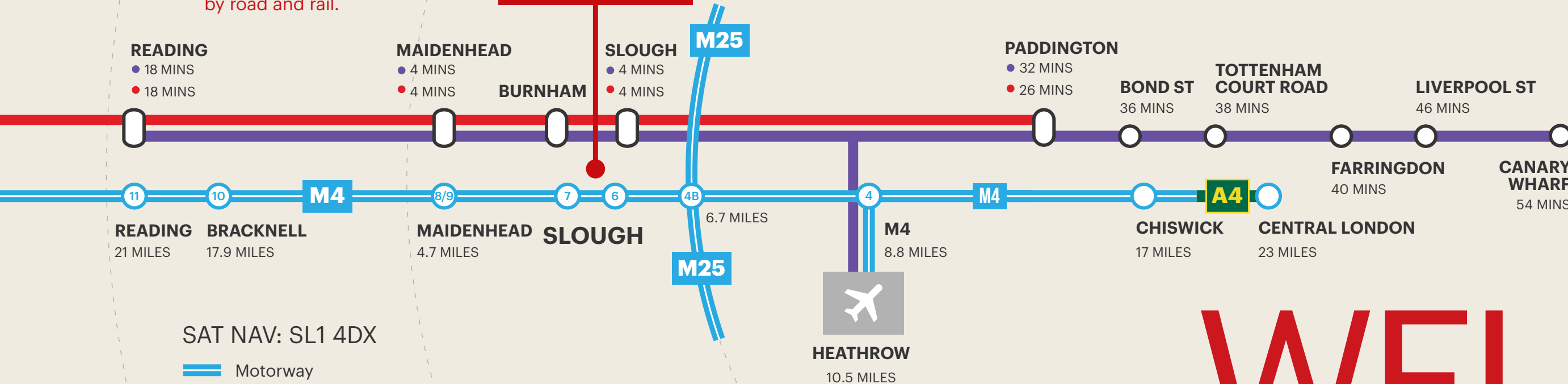


CONNECTIVITY

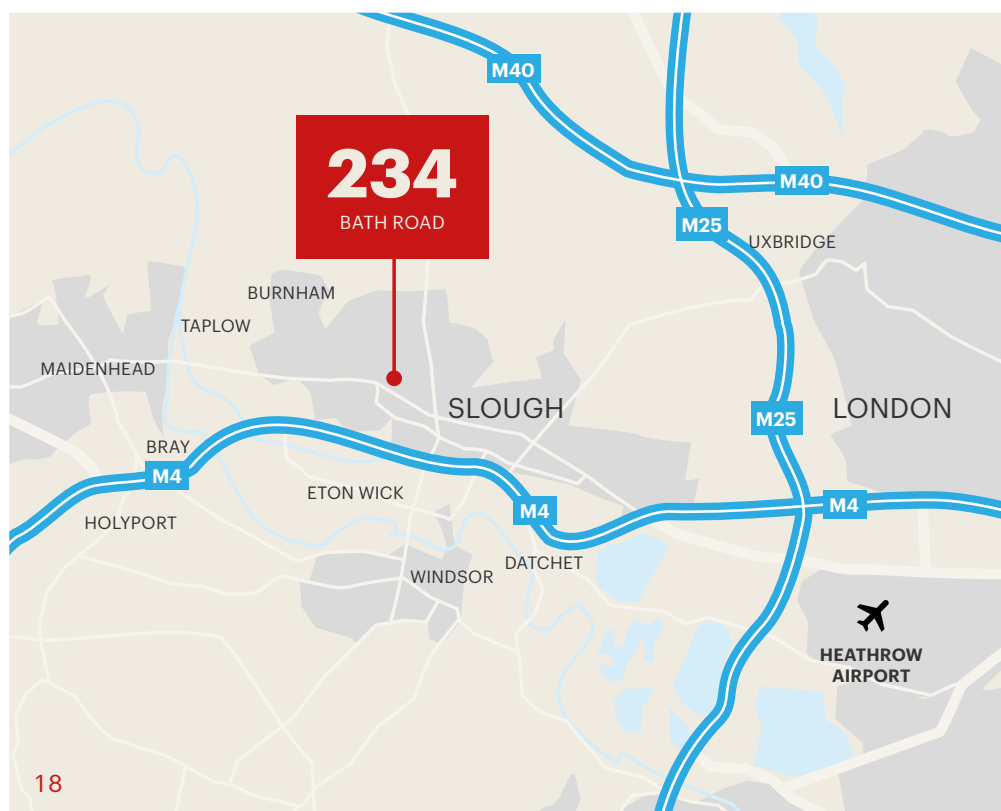
234 Bath Road benefits from excellent connectivity by road and rail.

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BATH ROAD
SL1 4EE

234 BATH ROAD
SLOUGH TRADING ESTATE



WELL CONNECTED



By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes.



A complimentary shuttle for occupiers providing fast, convenient links across the estate, the Elizabeth line, amenities and the wider town.



The Elizabeth Line provides direct train routes from Burnham station to Bond Street in 36 minutes and Heathrow Airport in 23 minutes.



Local bus services also operate along the Bath Road providing strong connectivity to the immediate area.



Junctions 6 & 7 of the M4 motorway are only 5 minutes away with fast and direct access to the M40, M25 and Central London.



Heathrow Airport is easily accessible via the Elizabeth Line and the M4 making travel seamless.

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit [SEGRO.com](https://www.segro.com)

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For more information please visit STE.SEGRO.com or contact our joint agents.



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