

**SEGRO**



**BATH ROAD**

**SLOUGH TRADING ESTATE**

**SL1 4EE**

234 BATH ROAD

SLOUGH TRADING ESTATE

# 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, totaling 13,059 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 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.

234 BATH ROAD

SLOUGH TRADING ESTATE

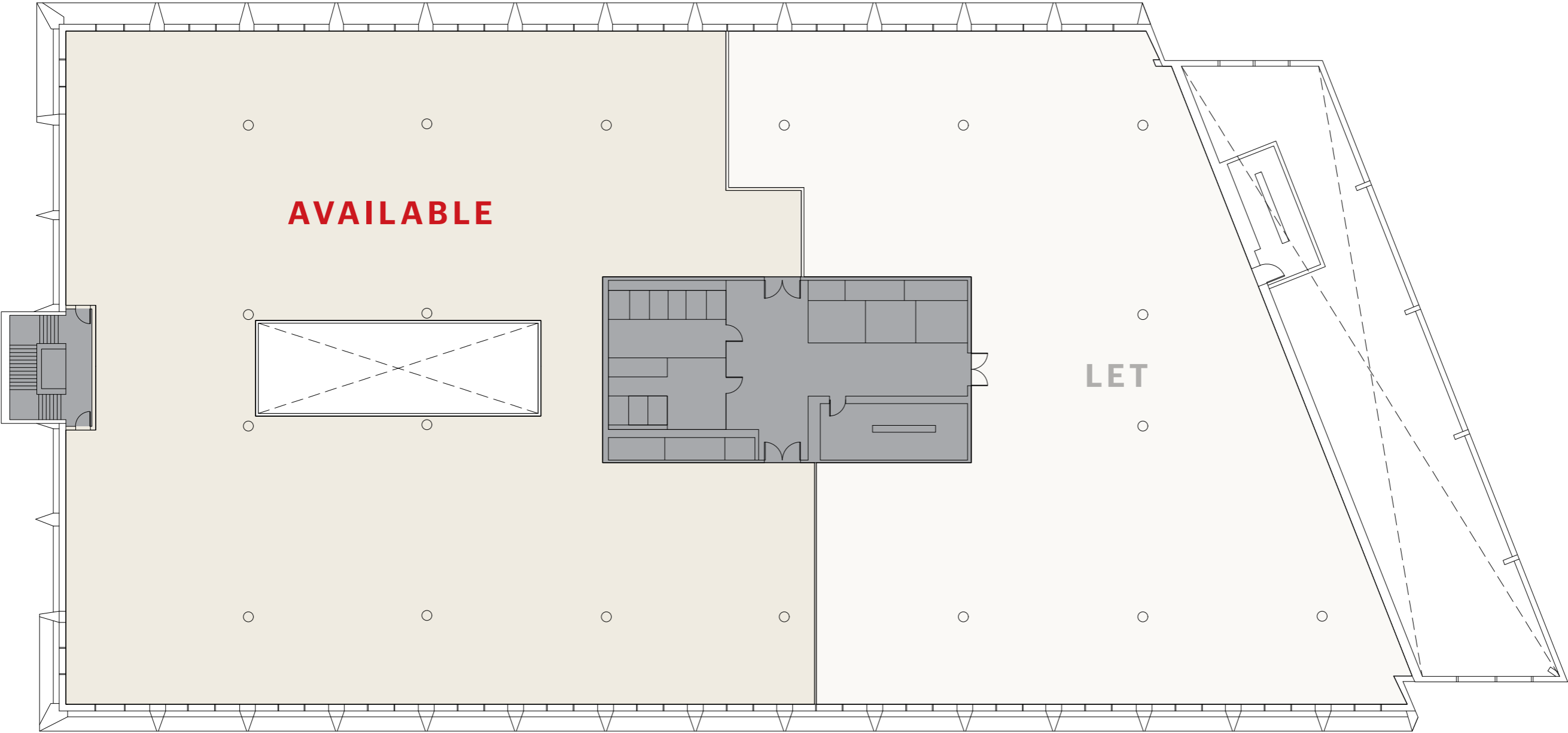
# FEEL-GOOD WORKING

The triple height reception is due to be reconfigured to create a vibrant, welcoming space where customers can relax, collaborate, and host informal meetings in a stylish and comfortable setting.

CGI of remodelled reception

# FIRST FLOOR

13,059 sq ft | 1,213 sq m



















234 BATH ROAD







SLOUGH TRADING ESTATE

# 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 tCO<sub>2</sub>



The electricity generated on-site since installation has offset the same CO<sub>2</sub> as planting **417 trees** — saving **50.8 tonnes of CO<sub>2</sub>** eq. emissions.

234 BATH ROAD

SLOUGH TRADING ESTATE

# CLOSE TO EVERYTHING



234 Bath Road is within walking distance to the amenities offered by the wider Estate and features a selection of cafes, restaurants, banking and retail outlets including Costa Coffee, Greggs and a convenient store. Fitness facilities including a gym are also available in close proximity to encourage a healthy work life balance.





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.



# YOUR DAILY PAUSE

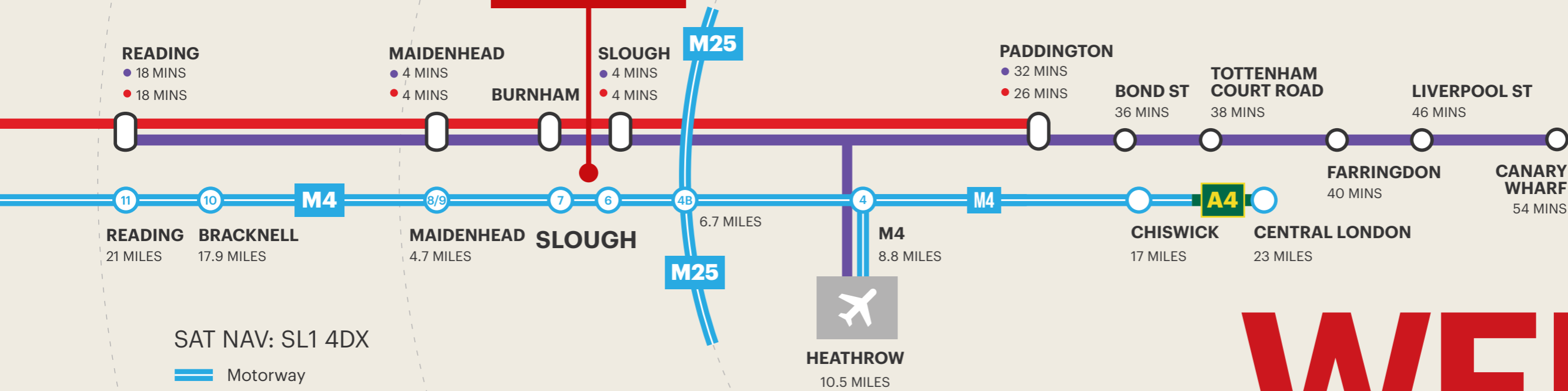


Customers can take advantage of a year round calendar of activities and events, designed to promote wellbeing, networking, and community engagement across the estate.



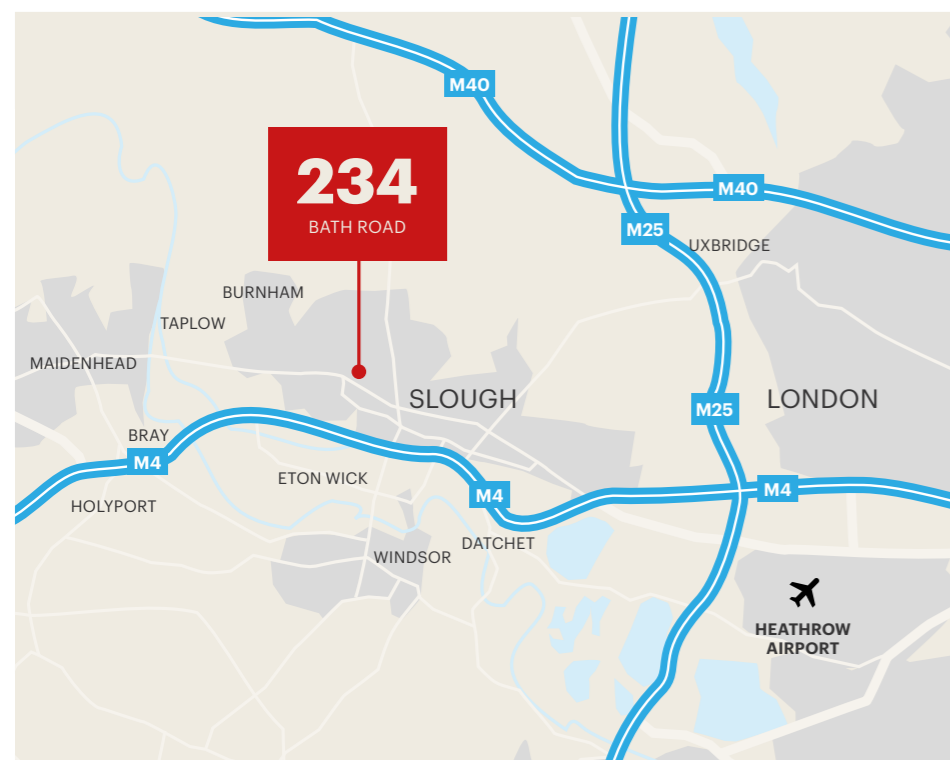
234 Bath Road  
benefits from  
excellent connectivity  
by road and rail.

**234**  
BATH ROAD  
SL1 4EE



SAT NAV: SL1 4DX

# WELL CONNECTED



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



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



The Elizabeth line provides direct train routes from Burnham to Bond Street in 30 minutes and Heathrow Airport in 23 minutes.



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



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

**234**

**BATH ROAD  
SL1 4EE**

**[///watch.saying.front](#)**



**0118 336 0052**

**Maria Hoadley**  
[mhoadley@vailwilliams.com](mailto:mhoadley@vailwilliams.com)

**Luke Storey**  
[lstorey@vailwilliams.com](mailto:lstorey@vailwilliams.com)



**0118 336 0086**

**Alice Hilliard**  
[alice.hilliard@hollishockley.co.uk](mailto:alice.hilliard@hollishockley.co.uk)

**Rhodri Shaw**  
[rhodri.shaw@hollishockley.co.uk](mailto:rhodri.shaw@hollishockley.co.uk)