

SEGRO



BATH ROAD

SLOUGH TRADING ESTATE

SL1 4EE

234 BATH ROAD

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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.

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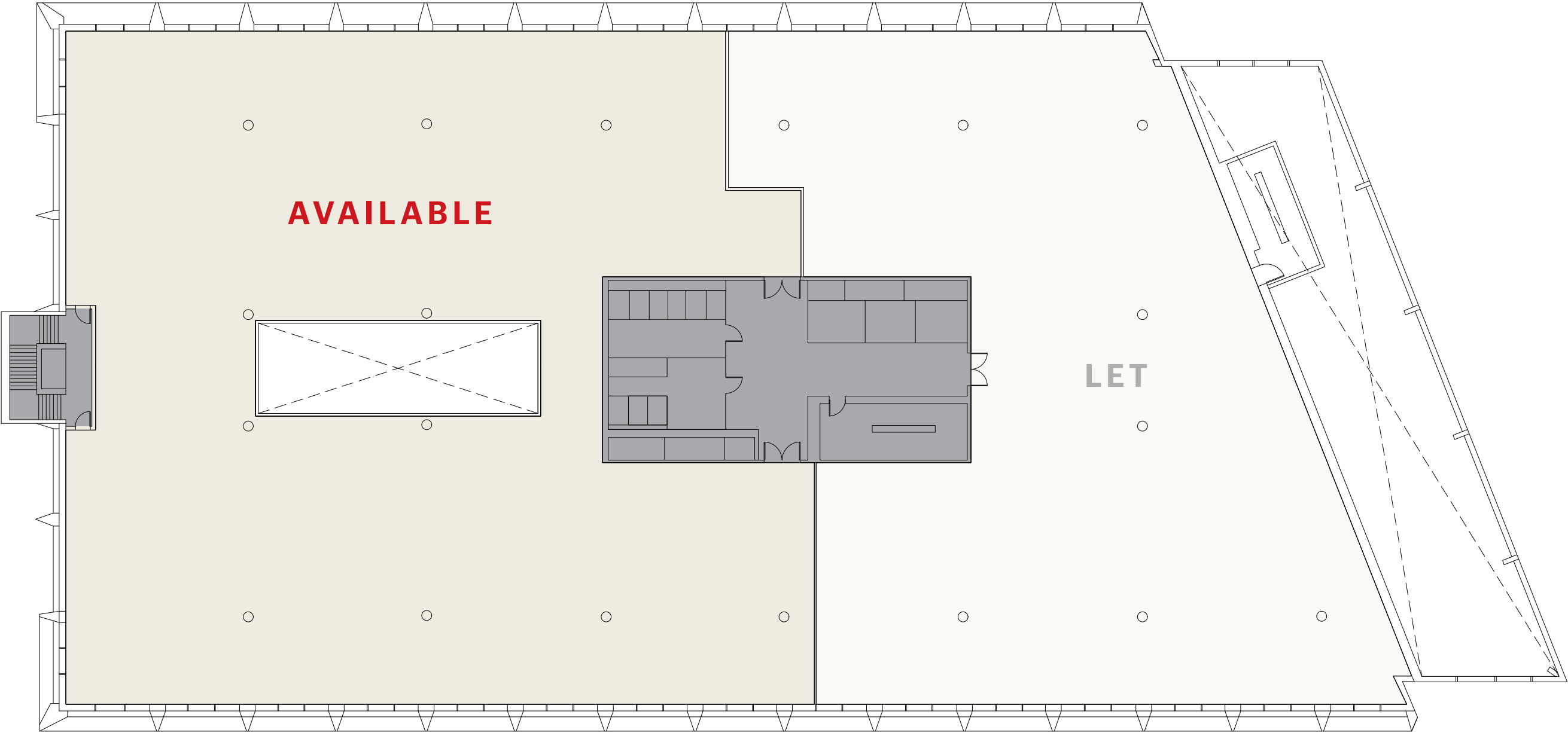
FEEL-GOOD WORKING

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



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.

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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

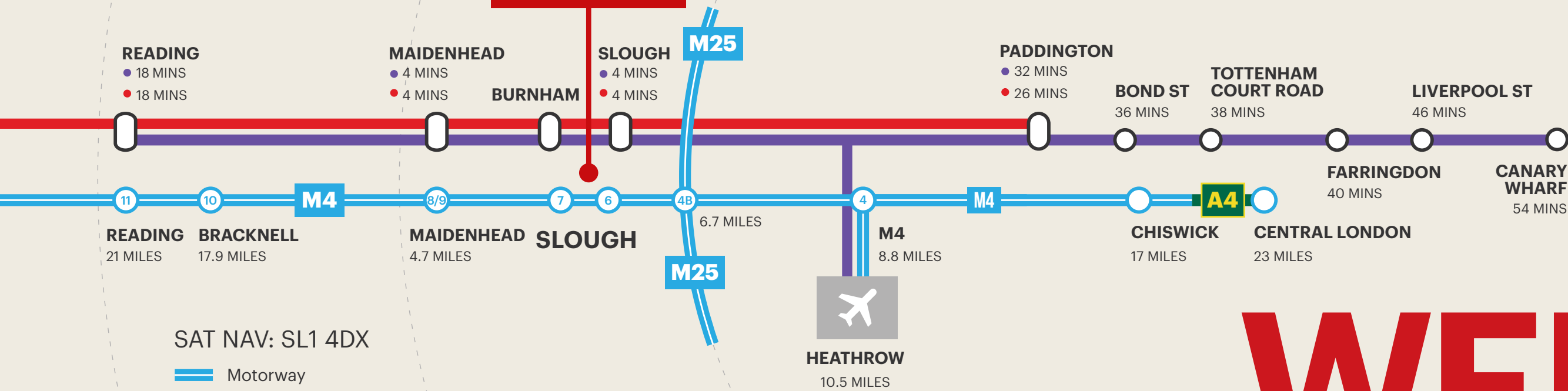


Customers can take advantage of a year round calendar of activities and events, designed to promote wellbeing, networking, and community engagement across the estate.

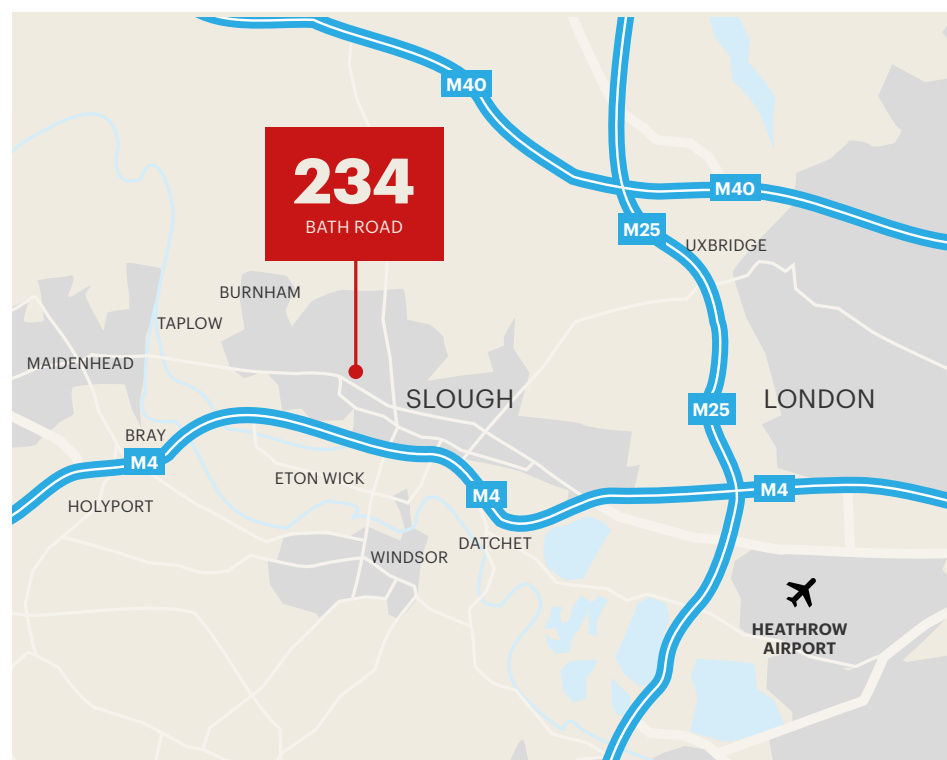


234 Bath Road
benefits from
excellent connectivity
by road and rail.

234
BATH ROAD
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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

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[///watch.saying.front](http://watch.saying.front)

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



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