

SEGRO



BATH ROAD

SLOUGH TRADING ESTATE

30,554 SQ FT PRE-LET OPPORTUNITY

FLEXIBILITY BUILT IN

**240 BATH ROAD IS A RARE
OPPORTUNITY TO SECURE
A SELF-CONTAINED MULTI-
FUNCTIONAL BUILDING**

Spanning 30,554 sq ft, this adaptable building in Slough's most established business location is ready to be shaped around the needs of a wide range of occupiers.

Whether your focus is on offices, life sciences, healthcare, education, R&D or other uses, this pre-let opportunity gives occupiers the ability to design a bespoke environment that works exactly the way you need it to.

Perfect for forward-thinking businesses looking to weave their own vision and culture into the fabric of their own workplace.



CGI of remodelled reception

Ideally positioned for every type of organisation, Slough Trading Estate is already well established as a hub for many of the world's leading businesses, with major occupiers including Mars, DHL, Lonza, Karl Storz, Matrix Medical and Indivior.

The estate boasts excellent connectivity both with a local bus service and generous on-site parking for your team, as well as road and rail connections to central London. Wholly owned and managed by SEGRO, feel the benefits offered by the expertise and experience of Europe's leading provider of flexible business and commercial space.



MADE FOR SUCCESS

GREEN TO THE CORE

240 Bath Road will be designed to deliver long-term environmental performance. From energy and water efficiency to intelligent building systems, every element supports occupier wellbeing and long-term environmental performance.

Together, these measures will reduce operational costs, minimise environmental impact, and support ESG goals from day one.



CGI of life sciences fit out

240 BATH ROAD
SLOUGH TRADING ESTATE

MORE THAN
OFFICES...



CGI of medical fit out

**...LIFE SCIENCES,
HEALTHCARE,
EDUCATION, R&D,
PROFESSIONAL
SERVICES, AND
MUCH, MORE.**

240 Bath Road is adaptable to your needs and can be tailored to fit your specific requirements whether that be life sciences, healthcare, education, R&D or office users.

Its efficient floorplates allow for a wide range of fit-out solutions from laboratory and clinical environments to collaborative learning spaces and high-quality office accommodation.

CGI of education fit out



Delivered in Shell & Core condition, 240 Bath Road provides a blank canvas to shape your space entirely around your operational needs. With the freedom to design from the ground up, you can create an efficient, future-proofed environment that reflects your vision, culture and technical requirements.

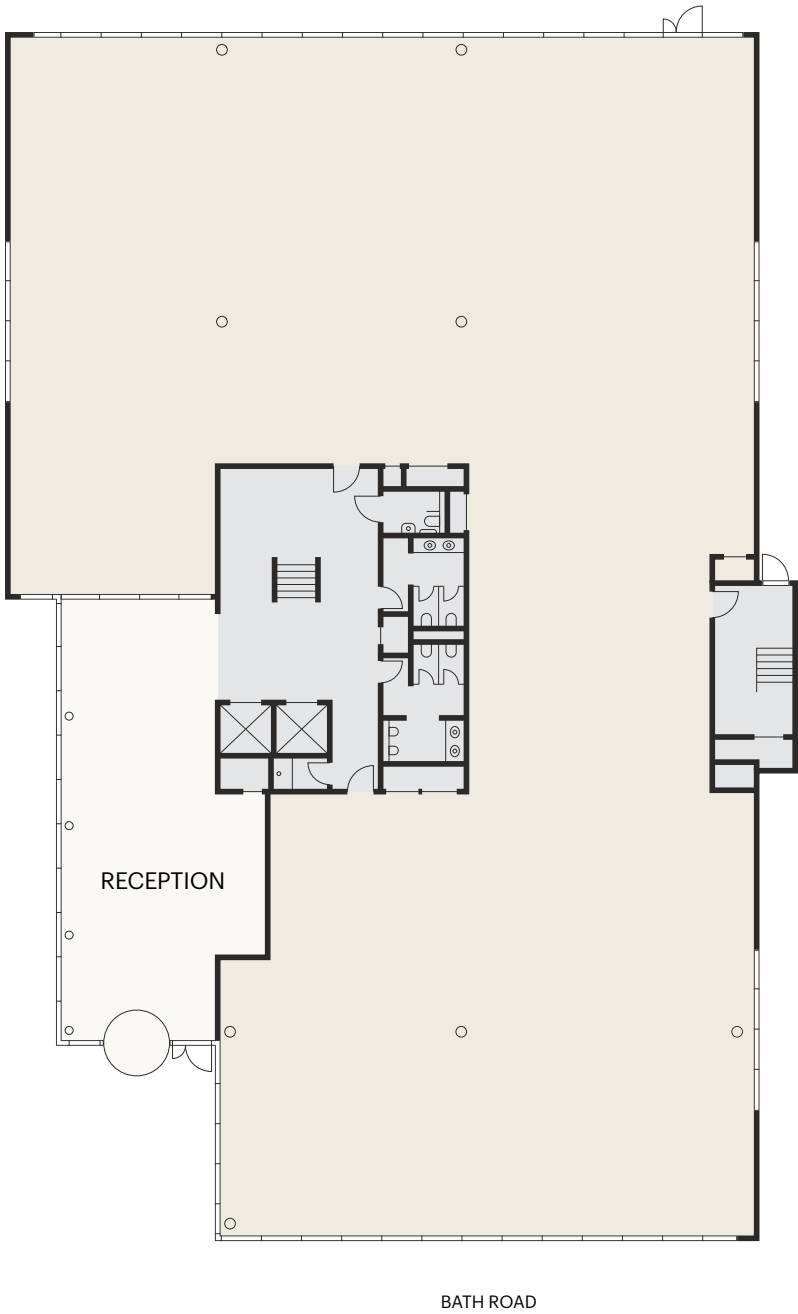




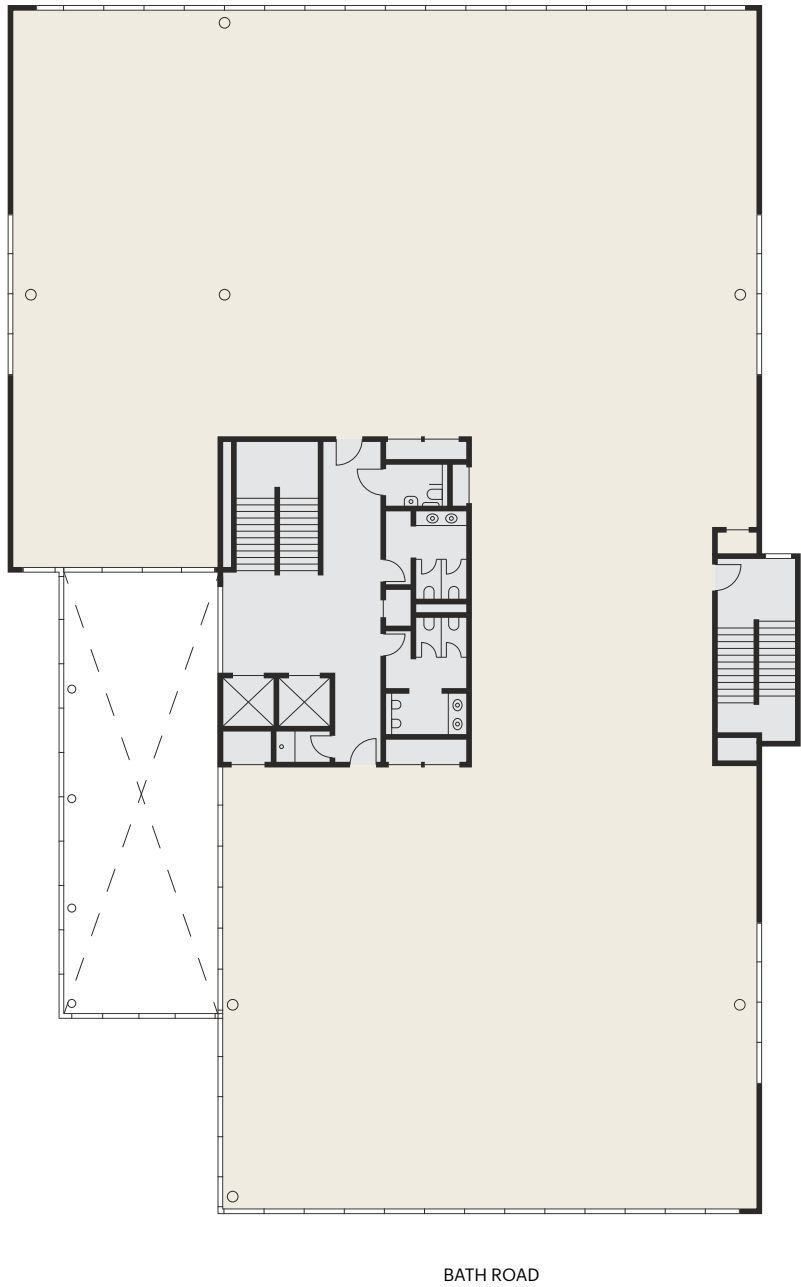
GROUND FLOOR

SCHEDULE OF AREAS

		Sq ft	Sq m
Second	Office	9,854	915.5
First	Office	9,853	915.4
Ground	Office	9,722	903.2
	Reception	1,125	104.5
TOTAL (NIA)		30,554	2,838.6



FIRST & SECOND FLOORS



Not to scale. Indicative only.

BIG ON DETAIL

Delivered as Shell
& Core condition
designed to give
complete flexibility

SPECIFICATION

- | | |
|--|--|
|  Triple height reception
with feature staircase |  Floor loading 3 kn/sq m on upper floors
and 15 kn/sq m on the ground floor |
|  Two passenger lifts |  Power 500KVA |
|  New male & female
WCs to each floor |  Dedicated secure cycle storage |
|  New shower changing facilities |  Car parking ratio 1:268 sq ft. Potential
spaces available on licence nearby |
|  Full height glazing throughout |  Estate wide CCTV and
Business Watch Scheme |
|  4.25m floor to ceiling height |  Ample amenities within close proximity |

INDICATIVE SPECIFICATION

- | | |
|---|---|
|  New AI building management system |  Occupational density
1:10 sq m or 1:15 sq m for labs |
|  Potential for 60:40 lab enabled space |  Secure gas storage |

GREEN INITIATIVES

- | | |
|---|--|
|  Target EPC A |  Target BREEAM 'Excellent' |
|  Photovoltaic panels |  New highly efficient
heating/cooling system |

CGI of office fit out



LOCATION



240 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, 240 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 240 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.



240 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

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



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 station to Bond Street in 36 minutes and Heathrow Airport in 23 minutes.



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

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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