

SEGRO



BATH ROAD

SLOUGH TRADING ESTATE

30,554 SQ FT PRE-LET OPPORTUNITY

240 BATH ROAD

SLOUGH TRADING ESTATE

FLEXIBILITY BUILT IN

240 BATH ROAD IS A RARE
OPPORTUNITY TO SECURE A
SELF-CONTAINED 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.

240 BATH ROAD

SLOUGH TRADING ESTATE

MADE FOR SUCCESS

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.

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.



240 BATH ROAD

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CGI of potential life science fit out

MORE THAN OFFICES...

240 BATH ROAD

SLOUGH TRADING ESTATE



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

CGI of potential science park fit out

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.

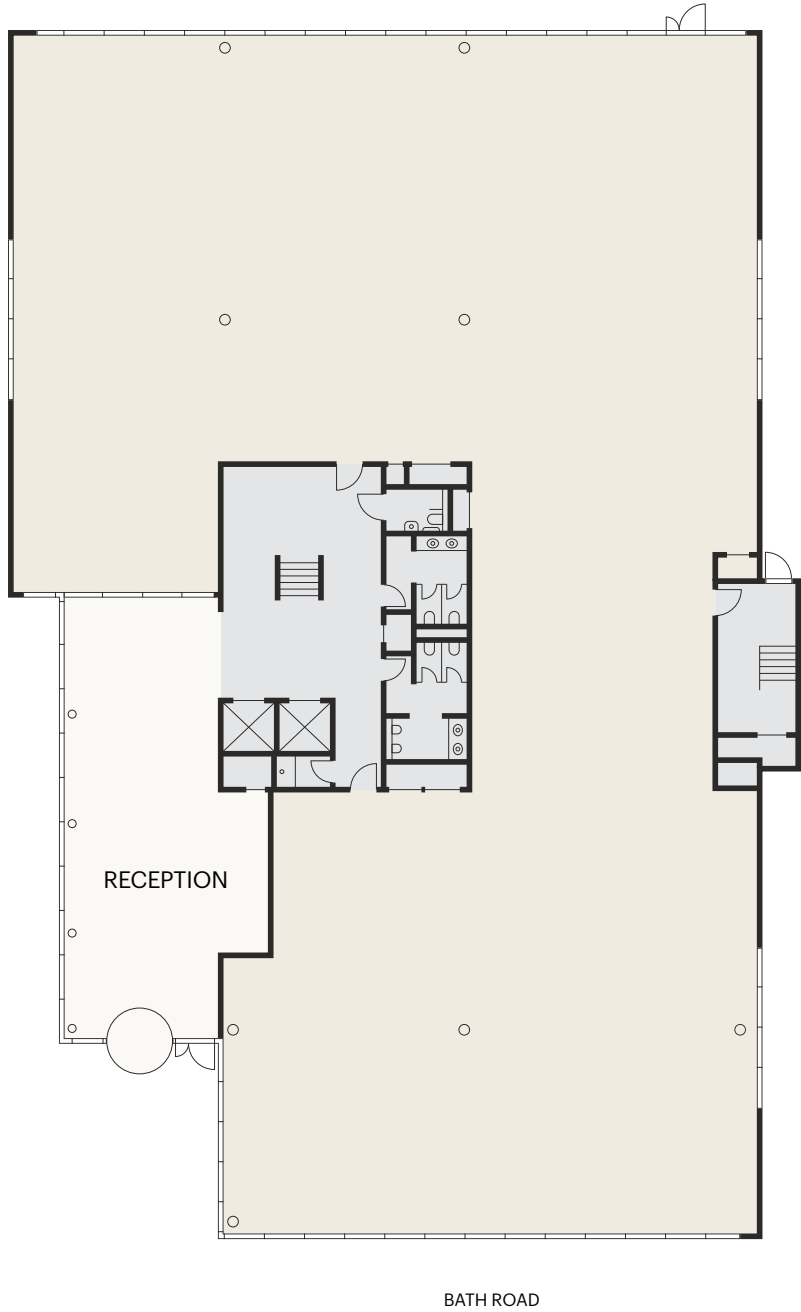


CGI of potential office fit out

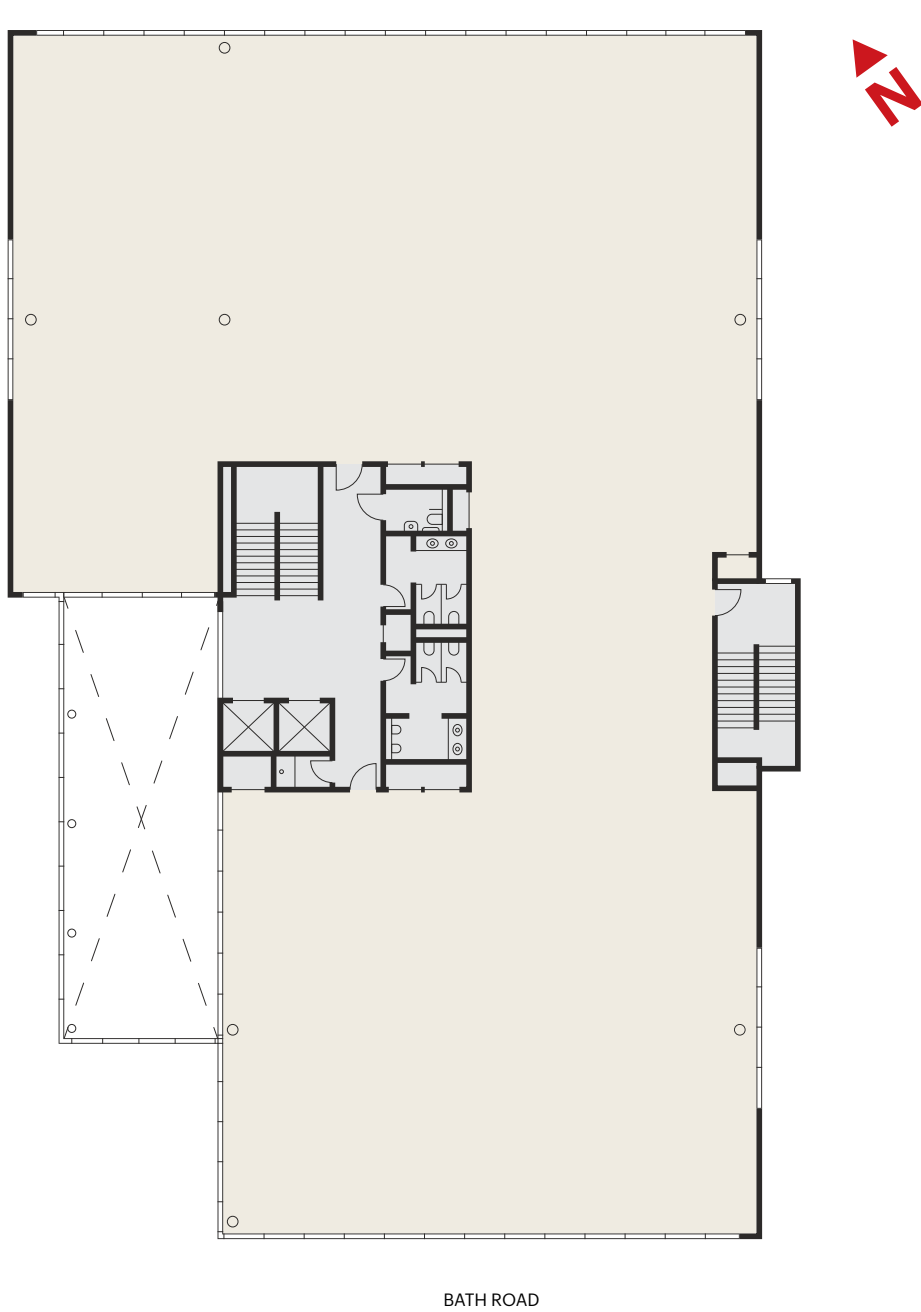
SCHEDULE OF AREAS

		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		30,554	2,838.6

GROUND FLOOR



FIRST & SECOND FLOORS



Not to scale. Indicative only.



240 BATH ROAD

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CGI of potential educational fit out

BIG ON DETAIL

SPECIFICATION

-  Delivered as Shell & Core condition designed to give complete flexibility
-  Triple height reception with feature staircase
-  Two passenger lifts
-  New male & female WCs to each floor
-  New shower changing facilities
-  Full height glazing throughout
-  4.25m floor to ceiling height
-  Floor loading 3 kn/sq m on upper floors and 15 kn/sq m on the ground floor
-  Power 500KVA
-  New AI Building Management System
-  Dedicated secure cycle storage
-  Car parking ratio 1:315 sq ft. Potential spaces available on licence nearby
-  Estate wide CCTV and Business Watch Scheme
-  Ample amenities within close proximity

GREEN INITIATIVES

-  Target EPC A
-  Target BREEAM Excellent
-  Photovoltaic panels

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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, Renaissance, Wokhei, Bistro Saronida and KickFit Martial Arts.





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.





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.

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BATH ROAD
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///admits.worker.member

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



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