

TO LET

COREP



200 Bath Road, Slough

8,142 sq ft – 68,349 sq ft

Summary

- VRF air conditioning
- Fitted restaurant
- Roof terrace on 3rd floor
- Up to 68,349 sq ft
- LG7 Lighting
- EPC – C (55)
- Onsite showers rooms
- Sublease / Assignment
- Fully fitted 'plug & play'
- Good quality space
- Parking ratio of 1:287 sq ft
- Lease exp: March 2023

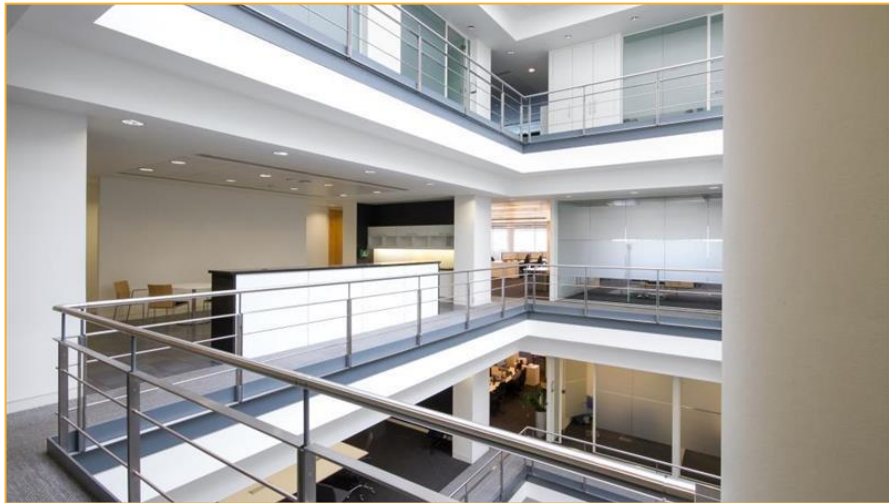
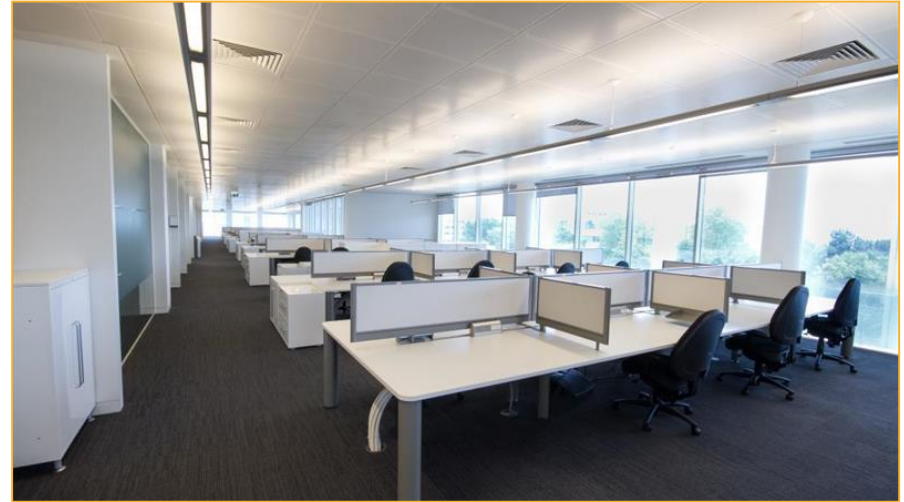
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200 Bath Road, Slough

SL1 3XE

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Location

Located on the popular Bath Road in Slough, 200 Bath Road was previously Blackberry UK's headquarters before they relocated to Maidenhead.

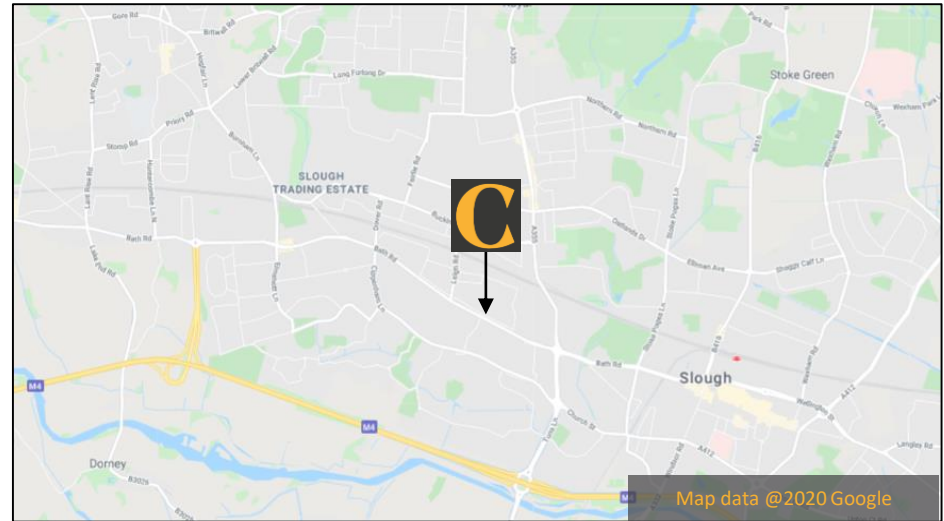
The property offers ground, first, second and third floor office space on floor plates of approximately 19,500 sq ft. The building can be occupied either on a floor by floor basis or as a whole with the benefit of 'plug and play'.

Description

200 Bath Road is a good quality office building which has benefited from extensive investment from Blackberry. The specification includes:

- VRF Air Conditioning
- Full Access Raised Floors
- Metal tiled suspended ceiling
- LG7 Lighting
- Shower Facilities
- Onsite Restaurant
- High quality fitted offices suitable for 'plug and play'
- Excellent parking with a ratio of 1:290 sq ft
- Roof Terrace on the 3rd floor

Floor	SQ FT	SQ M
Third	8,409	781
Second	19,505	1,812
First	19,415	1,803
Ground	19,753	1,833
Reception	1,285	119
TOTAL	68,367	6,351.50



Terms

A new sublease / assignment available for a term of years up to 16th March 2023.

Rent

The passing rent for the building is £1,515,646 per annum

Energy Performance Rating

EPC Rating – C (55)

Legal Costs

Each party to bear their own legal costs.

Viewings

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Disclaimer

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