

WESTGATE HOUSE, WELLCROFT ROAD SLOUGH

**178.05 – 754.88 SQ. M.
(1,916 – 8,124 SQ. FT.)**

TO LET OR FOR SALE



LOCATION

Westgate House is situated on Wellcroft Road, which adjoins Bath Road (A4) close to its junction with Tonns Lane (A355) to the north of junction 6 of the M4. The property is approximately one mile from Slough Town Centre.

Slough has close proximity to Heathrow and excellent road connections to the M4, M25 and M3 as well as the M40. In addition the town benefits from a high speed rail link to London Paddington, providing a regular service with a journey time of approximately 20 minutes.

DESCRIPTION

Westgate House comprises a self contained detached office building providing a total of 755 sq. m. (8,124 sq. ft.) on ground and two upper floors. The building was developed in 1987 of traditional construction with brick elevations, incorporating blue powder coated metal frame double glazed windows, beneath a tiled mansard roof.

Internally the individual office floors provide clear, largely uninterrupted floor space, arranged in rectangular floor plates benefiting from excellent natural day light.

SPECIFICATION

- Perimeter mounted heating and cooling units
- Raised floors at first and second floor level
- Mineral fibre suspended ceilings with recessed integral lighting
- Carpeting throughout
- Female and male WC facilities
- A single OTIS eight person passenger lift
- 32 car parking spaces are provided with the building, of which 10 are secure spaces within the building structure at ground and lower ground floors thus providing a ratio of 1:254 sq. ft.

ACCOMMODATION

| | Sq. m. | Sq. ft. | |
|--------------|---------------|--------------|------------------------------|
| Second Floor | 276.72 | 2,978 | |
| First Floor* | 300.11 | 3,231 | *Subject to existing tenancy |
| Ground Floor | 178.05 | 1,916 | |
| Total | 754.88 | 8,124 | |

On a net internal basis in accordance with the RICS Code of Measuring Practice (current edition).

TENURE

The property is available on a new lease on terms to be agreed, alternatively the freehold may be available.

VIEWING

All viewings and further details on application.

Vanessa Clark

Mobile: 07889 164 772

Email: vanessa@petertaylor.net



8 Hanover Street, London W1S 1PT

020 7917 2942

www.petertaylor.net