



**Senate House & Hartland House 62-70 Bath Road Slough  
Berks SL1 3SR**

**PROMINENT ROADSIDE OFFICES TO LET WITH PARKING**

**Preliminary announcement.**



**DESCRIPTION**

Located in a prominent position on the A4 Bath Road and walking distance to Slough Town Centre, Bus & Railway Station. Approx 20 miles East of Reading & west of London. Good connectivity with access to three junctions of the M4 motorway, Elizabeth Line trains and approx. 20 mins drive to Heathrow Airport.

The site comprises two office buildings within approx. 0.25 acres providing approx. 23 car parking spaces.

**ACCOMMODATION (all sizes approximate)**

**All sizes are approximate.**

| <i>Name</i>                 | <i>Sq m</i>   | <i>Sq ft</i> |
|-----------------------------|---------------|--------------|
| Senate House ground floor   | 80.27         | 864          |
| Senate House first Floor    | 199.74        | 2150         |
| Senate House second floor   | 199.74        | 2150         |
| Hartland House ground floor | 85.47         | 920          |
| Hartland House first floor  | 82.31         | 886          |
| <b>TOTAL</b>                | <b>647.53</b> | <b>6970</b>  |

## **TERMS**

Available on a new lease on terms to be agreed. The offices are available in part or as a whole and alternative uses may be considered subject to usual consents

## **BUSINESS RATES**

Rateable value:

Senate House £79,000 (April 2023)

Hartland House (TBA)

Figures for rates payable on application

## **LEGAL COSTS**

Each party will be responsible for its own legal and professional costs incurred.

## **EPC (asset rating)**

Senate House 109E

## **V.A.T.**

Unless otherwise stated, terms are exclusive of V.A.T where payable.

## **VIEWING**

Strictly by appointment via Focus Commercial, telephone 01753 770124.

## **LIMITATIONS**

Measurements are for guide purposes only and not to be relied upon for any purpose. Particulars have been collated using historic documentation and if offered without any liability. We have not considered any planning, highway or environmental matters and buyers are recommended to verify all matters before incurring costs. Photos are from 2022.

Further details and arrangements to view please contact FOCUS COMMERCIAL 01753 770124.

Email: [kevin.nee@focuscommercial.com](mailto:kevin.nee@focuscommercial.com).

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information.