50

WINDSOR ROAD
SLOUGH SL1 2EJ

EXCITING NEW WORKSPACE
5,890 – 24,919 SQ FT

50windsorroad.co.uk

GRADE A
OFFICE SPACE FROM
5,890 (FULLY FITTED)
TO 24,919 SQ FT

CGI

50 Windsor Road, Slough, offers an inspiring town centre work environment for modern businesses and their employees.

BUSINESS LOUNGE WITH MEETING ROOMS

FLEXIBLE FLOORPLATES

NEW VRF AIR CONDITIONING

NEW REFURBISHED WCs

2 X 13 PASSENGER LIFTS

NEW SHOWERS AND CHANGING FACILITIES

CYCLE STORAGE

1:299 SQ FT CAR PARKING RATIO

EPC RATING B

BREEAM VERY GOOD

FULLY FITTED FOURTH FLOOR

QUICK & SIMPLE OCCUPATION

The building has undergone a comprehensive refurbishment. Visitors are welcomed in a stylish reception and business lounge with meeting rooms. The office spaces have been enhanced and enlarged, and the basement boasts showers, changing facilities, car parking and cycle store. The 4th floor is fully fitted and ready for immediate occupation.

CAR PARKING RATIO
1:299 SQ FT

FLOOR	SQ FT	SQ M
FOURTH (FULLY FITTED)	5,890	547
THIRD	7,606	707
SECOND	LET	
FIRST	LET	
GROUND	11,423	1,061
TOTAL AVAILABLE	**24,919**	**2,315**

IPMS3

A GREAT
WORKING
ENVIRONMENT

FLEXIBLE FLOORS TO CREATE INSPIRING WORKPLACES

FOURTH

5,890 sq ft
(FULLY FITTED SPACE)

THIRD

7,606 sq ft

GROUND

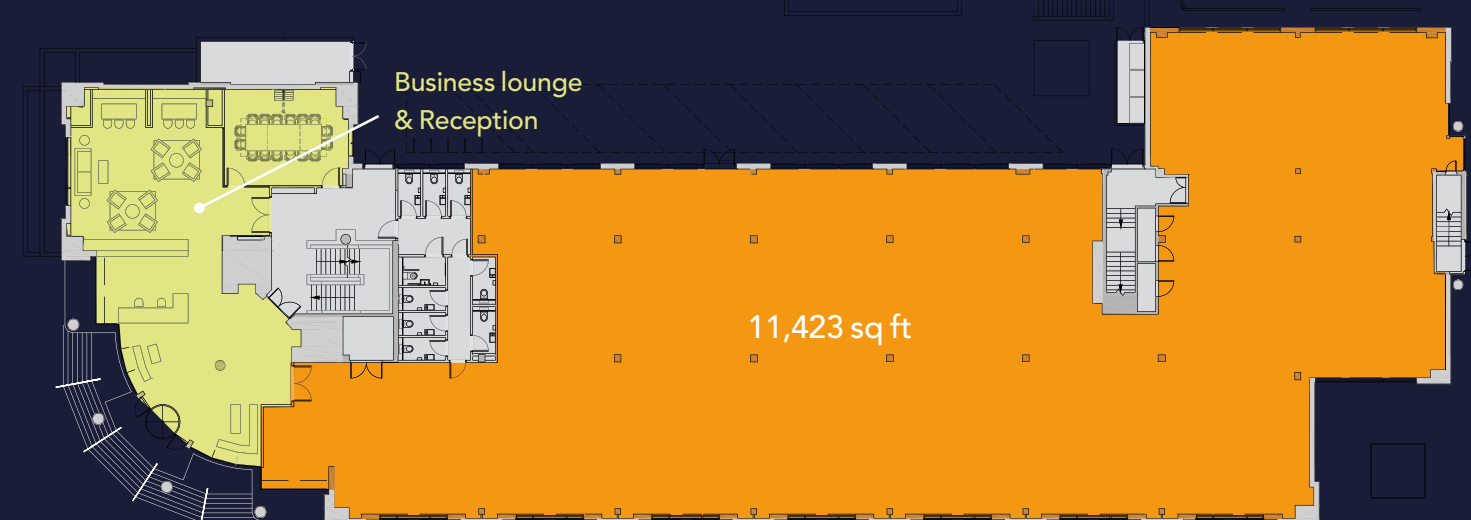Business lounge & Reception

11,423 sq ft

FOURTH FLOOR
FULLY FITTED
SPACE

DESIGNED
FOR MODERN
BUSINESS NEEDS

50
WINDSOR ROAD

Slough has an established business community and is the location chosen by some of the world's leading brands. It's also the second most successful place nationwide for start-ups.

Here is a selection of businesses who have located their headquarters in Slough:

StanleyBlack&Decker O2 IPSEN Innovation for patient care

SEGRO orange LONZA

LeasePlan Motorola LEGO

KP McAfee FIAT

Reckitt Benckiser AkzoNobel htc

50 Windsor Road is just a five minute walk from Slough train station.

| 1 | moxy HOTELS | 2 | PIZZA EXPRESS | 3 | THE CURVE Cultural Centre | 4 | STARBUCKS COFFEE | 5 | Slough bus station | 6 | Slough train station ELIZABETH LINE |
| 7 | Travelodge | 8 | BUZZ gym | 9 | Holiday Inn Express | 10 | Premier Inn | 11 | TESCO Extra | 12 | QUEENSMERE OBSERVATORY |

ELIZABETH LINE

TV University regeneration site (including 1,400 homes)

A4

TO M4 J5

TO M4 J6

A4

HIGH STREET

5 MIN WALK

50

WINDSOR ROAD

The Curve
Cultural Centre

MAKE THE MOST OF SLOUGH
AND THE SURROUNDING AREA

1st
FOR PRODUCTIVITY
IN THE UK*

1st
MOST GLOBAL CORPORATE
HQs OUTSIDE LONDON

2nd
HIGHEST START-UP
RATE IN THE UK

8th
IN EUROPE FOR
BUSINESS FRIENDLINESS

4,600
THRIVING BUSINESSES
ARE BASED IN SLOUGH

42
OPEN PARKS AND
SPACES

£9bn
BOOMING £9 BILLION
LOCAL ECONOMY

£1.5bn+
INVESTMENT IN
REGENERATION

*Centre for Cities, 'The role of place in the UK's productivity puzzle' (2017)
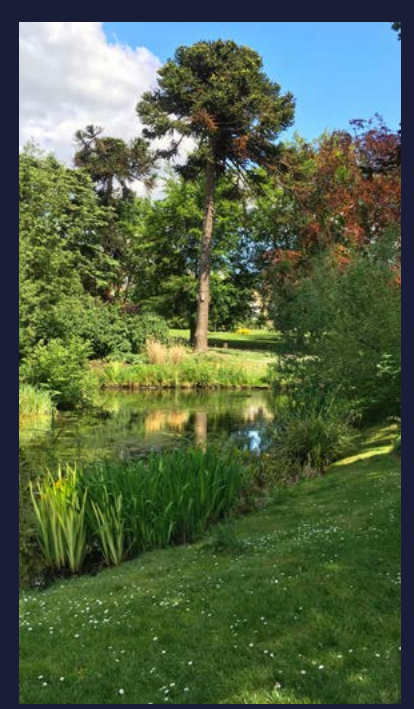

Moxy hotel,
Slough

Browns Brasserie
& Bar, Windsor

Herschel Park

Henley-on-Thames

Bus station

Rowing at Dorney Lake

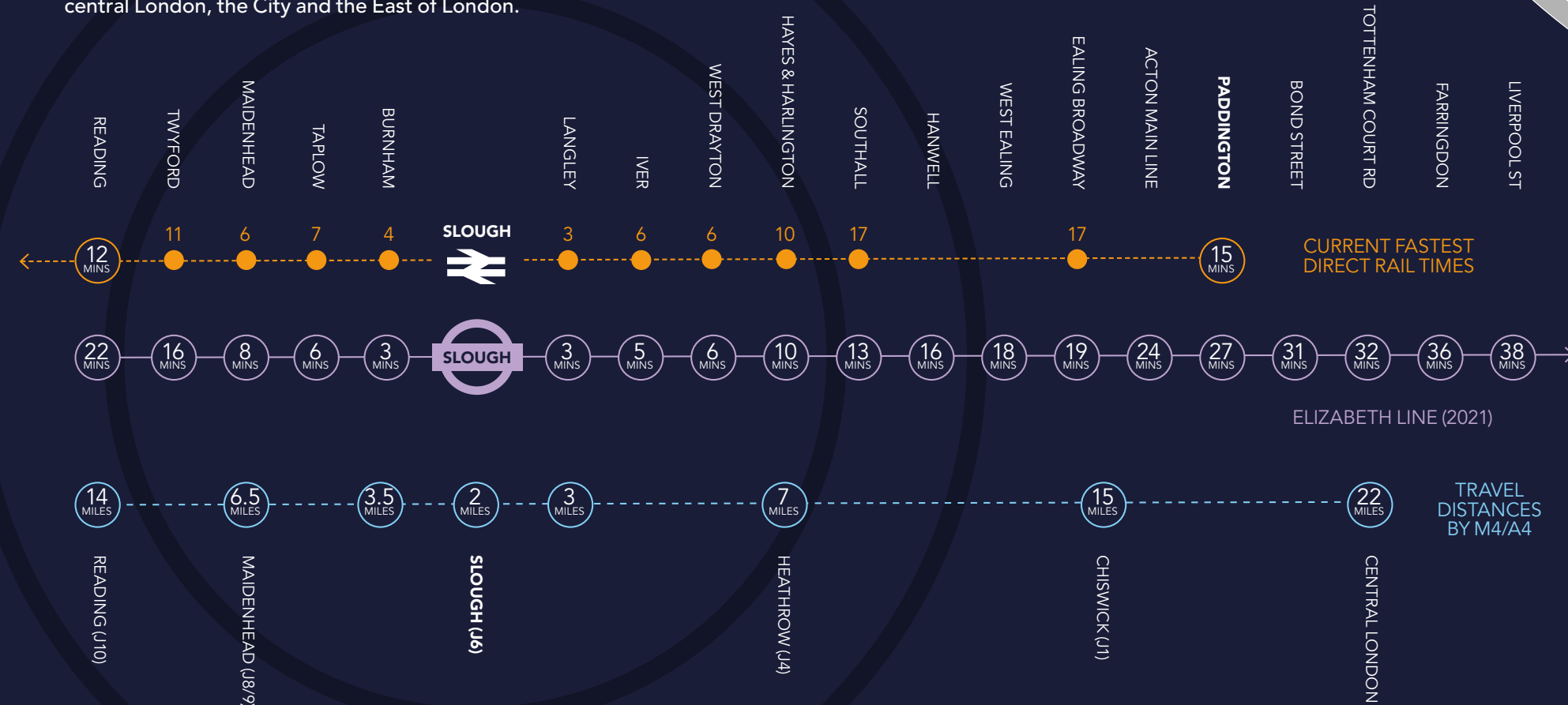Windsor Castle and the Thames River

Bike hire

BE BETTER CONNECTED

Slough is one of the Thames Valley's best- connected towns. 50 Windsor Road is just a five minute walk from Slough train station with travel to London Paddington taking just 15 minutes.

From 2021, the Elizabeth line will offer further links to central London, the City and the East of London.

There is easy access to junctions 5, 6 and 7 of the M4 motorway and with Heathrow Airport just seven miles away, 50 Windsor Road is superbly located for international travel.

50
WINDSOR ROAD
SLOUGH SL1 2EJ

Map

M40
Amersham
High Wycombe
LUTON AIRPORT
Watford
M25
SLOUGH
Maidenhead   J7 J6 J5
M4
Hayes
LONDON
Reading
HEATHROW AIRPORT
Camberley
Woking
M25
M3
Guildford
GATWICK AIRPORT

Approximate travel times and distances.
Sources: The AA route planner, Trainline.com
Crossrail.co.uk (February 2020)

Rail / Travel diagram

CURRENT FASTEST DIRECT RAIL TIMES

READING	TWYFORD	MAIDENHEAD	TAPLOW	BURNHAM	SLOUGH	LANGLEY	IVER	WEST DRAYTON	HAYES & HARLINGTON	SOUTHALL	HANWELL	WEST EALING	EALING BROADWAY	ACTON MAIN LINE	PADDINGTON
12 MINS	11	6	7	4		3	6	6	10	17			17		15 MINS

ELIZABETH LINE (2021)

READING	TWYFORD	MAIDENHEAD	TAPLOW	BURNHAM	SLOUGH	LANGLEY	IVER	WEST DRAYTON	HAYES & HARLINGTON	SOUTHALL	HANWELL	WEST EALING	EALING BROADWAY	ACTON MAIN LINE	PADDINGTON	BOND STREET	TOTTENHAM COURT RD	FARRINGDON	LIVERPOOL ST
22 MINS	16 MINS	8 MINS	6 MINS	3 MINS		3 MINS	5 MINS	6 MINS	10 MINS	13 MINS	16 MINS	18 MINS	19 MINS	24 MINS	27 MINS	31 MINS	32 MINS	36 MINS	38 MINS

TRAVEL DISTANCES BY M4/A4

READING (J10)	MAIDENHEAD (J8/9)	SLOUGH (J6)		HEATHROW (J4)	CHISWICK (J1)	CENTRAL LONDON
14 MILES	6.5 MILES	3.5 MILES	2 MILES	3 MILES	7 MILES	15 MILES	22 MILES

50windsorroad.co.uk

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