



**WINDSOR ROAD**  
SLOUGH SL1 2EJ

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

[50windsorroad.co.uk](http://50windsorroad.co.uk)



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





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



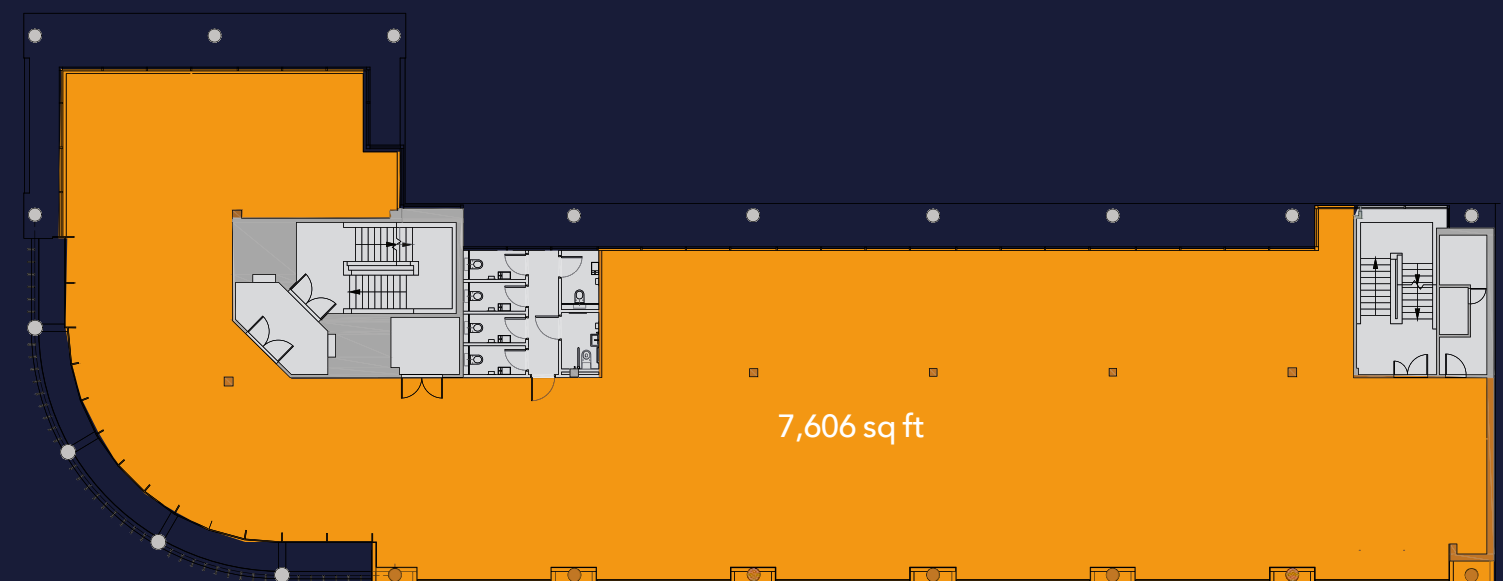
# FLEXIBLE FLOORS TO CREATE INSPIRING WORKPLACES



FOURTH



THIRD



GROUND





FOURTH FLOOR  
FULLY FITTED  
SPACE





DESIGNED  
FOR MODERN  
BUSINESS NEEDS





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

O<sub>2</sub>

IPSEN  
Innovation for patient care

SEGRO

orange

Lonza

LeasePlan



LEGO

KP


McAfee

FIAT

Reckitt Benckiser

AkzoNobel

htc



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







The Curve Cultural Centre

## MAKE THE MOST OF SLOUGH AND THE SURROUNDING AREA

1<sup>st</sup>

FOR PRODUCTIVITY  
IN THE UK\*

1<sup>st</sup>

MOST GLOBAL CORPORATE  
HQs OUTSIDE LONDON

2<sup>nd</sup>

HIGHEST START-UP  
RATE IN THE UK

8<sup>th</sup>

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+

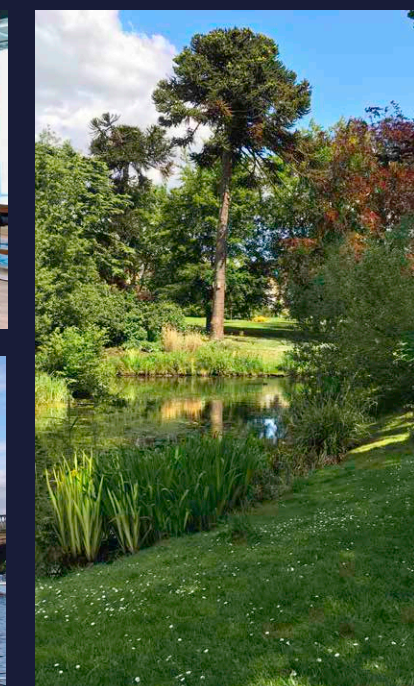
INVESTMENT IN  
REGENERATION



Moxy hotel,  
Slough



Browns Brasserie  
& Bar, Windsor



Herschel Park



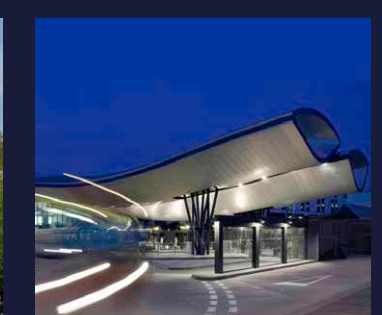
Henley-on-Thames



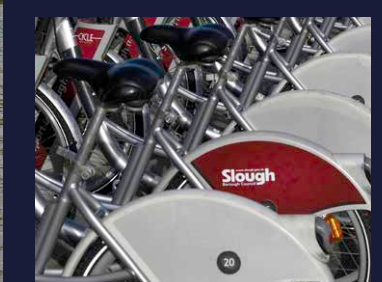
Rowing at Dorney Lake



Windsor Castle and the Thames River



Bus station



Bike hire

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





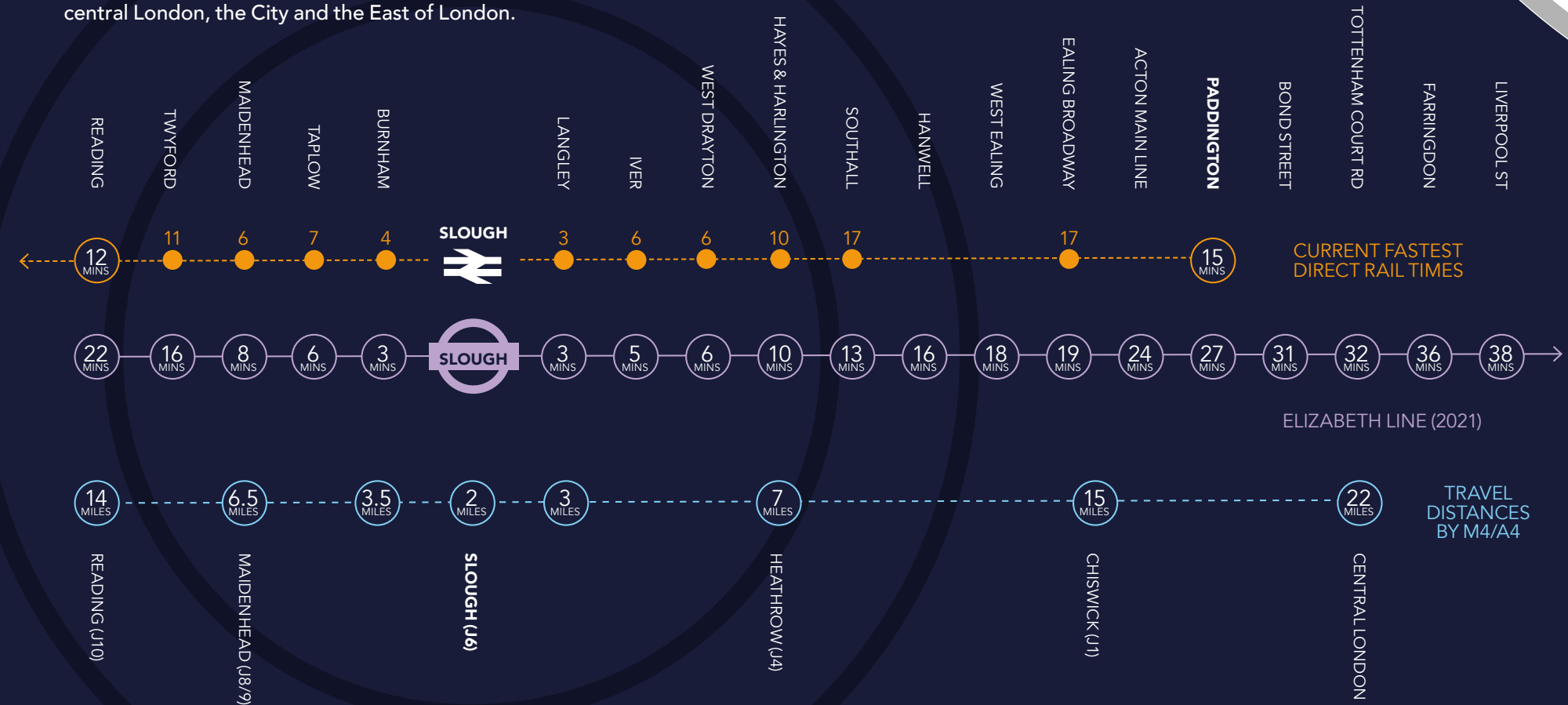
# BE BETTER CONNECTED

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



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





50windsorroad.co.uk

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**M&G**  
Real Estate

**xl**  
Property

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