

25
WINDSOR
ROAD
SLOUGH

ENCOMPASS THE INFINITE POSSIBILITIES

A NEW 111,000 SQ FT
GRADE A TOWN CENTRE
OFFICE BUILDING

A 5 MINUTE WALK FROM
SLOUGH TRAIN STATION

EXCELLENT CAR PARKING
RATIO OF 1:438 SQ FT





25 WINDSOR ROAD IS A NEW STANDOUT HQ OFFICE BUILDING

Designed for the blue chip occupier, 25 Windsor Road totals 111,000 sq ft arranged over ground and five upper floors. It benefits from a 3,500 sq ft central atrium with concierge reception, barista coffee offering and a variety of informal breakout, touchdown and meeting areas.





INNER SPACE

THE BUILDING PROVIDES FLEXIBLE, REGULAR SHAPED FLOORPLATES, WITH EXCELLENT NATURAL LIGHT AND HIGH-QUALITY, CONTEMPORARY FINISHES DESIGNED FOR THE MODERN OCCUPIER.

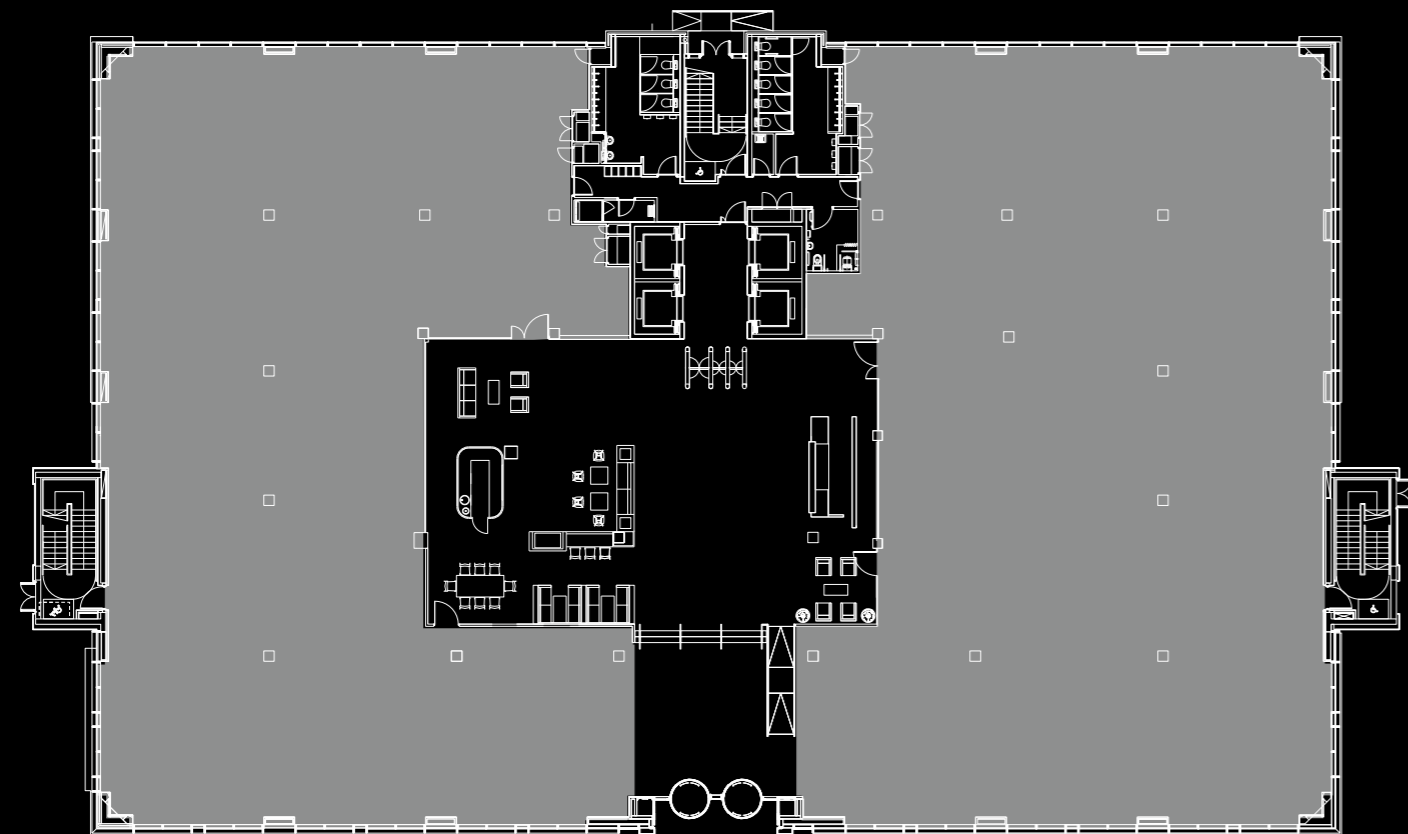
246 CAR PARKING SPACES
1:438 SQ FT RATIO

FLOOR	SQ FT	SQ M
Fifth Floor*	17,123	1,591
Fourth Floor	18,489	1,718
Third Floor	18,476	1,717
Second Floor	18,486	1,717
First Floor	18,474	1,716
Ground Floor South Wing	8,736	812
Ground Floor North Wing	7,951	739
Reception / Atrium	3,526	328
TOTAL	111,261	10,338

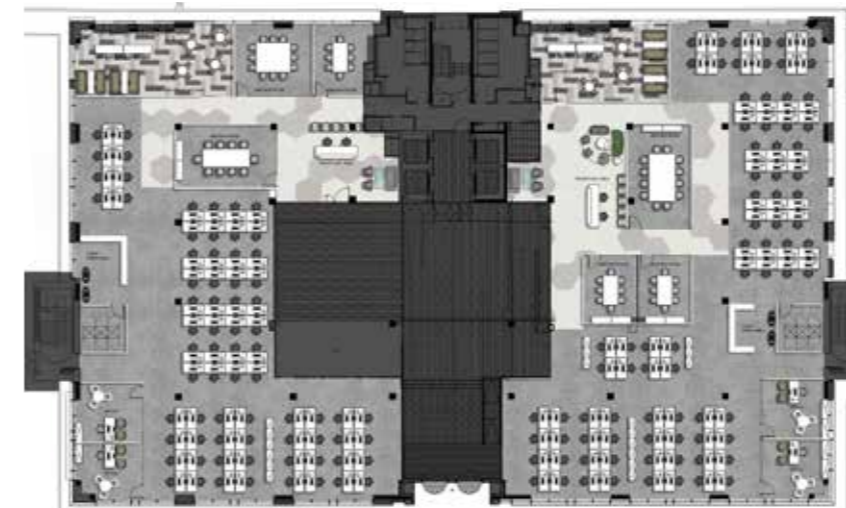
*Fifth floor terrace provides an additional 1,439 sq ft (138 sq m)



GROUND FLOOR

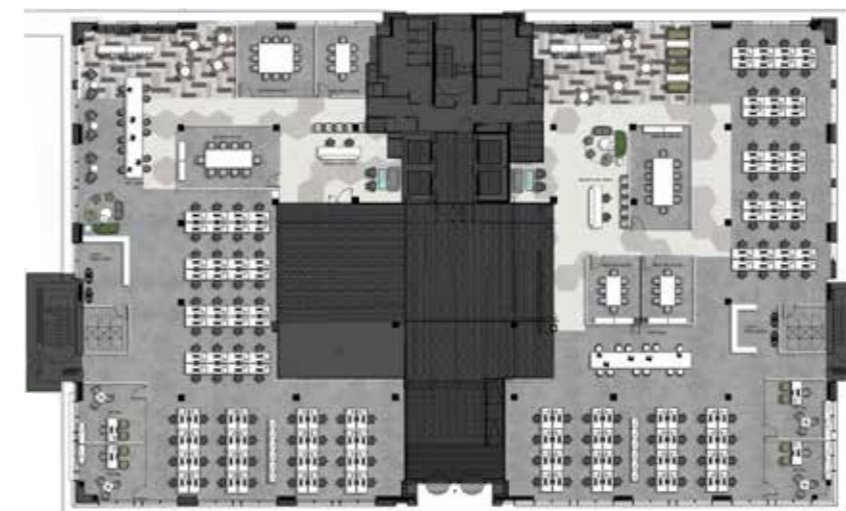


GROUND FLOOR - SPACE PLAN



OCCUPANCY/
HIGH-DENSITY FIT OUT

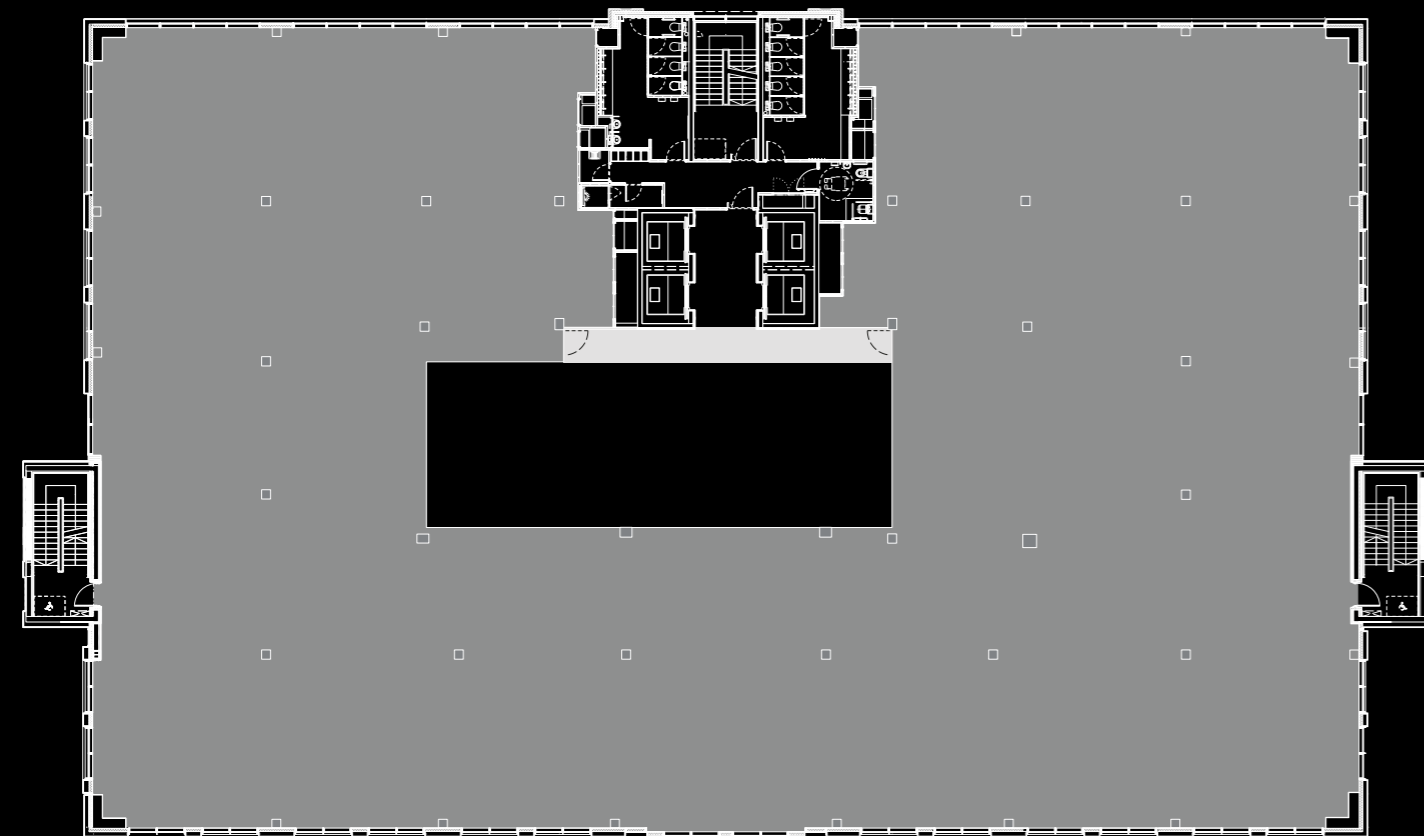
Total Headcount	148	Ancillary areas	5
Flexible offices	4	Tea point / breakout area	2
Workstations	144	Coats storage area	2
		Printing area	2
Meeting spaces	1	Storage Units	
		New coat storage units	10
Collaborative spaces	2		
Informal meeting points	2		



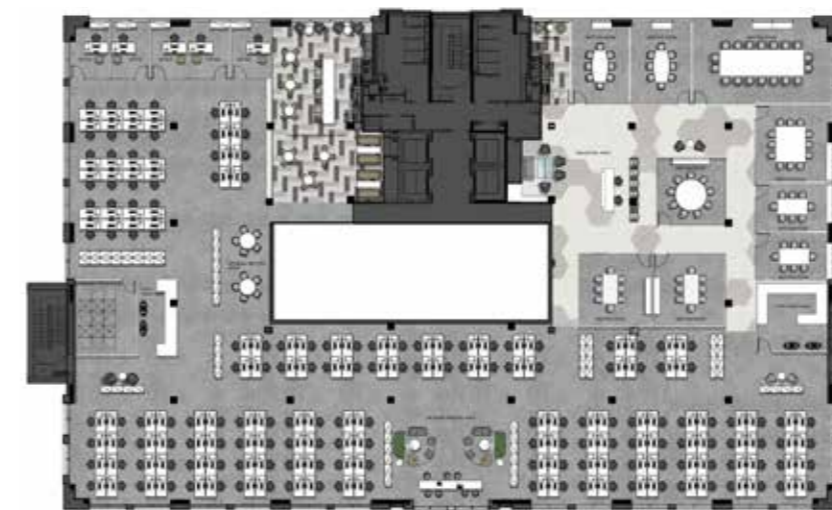
OCCUPANCY/
MEDIUM-DENSITY FIT OUT

Total Headcount	134	Ancillary areas	5
Flexible offices	4	Tea point / breakout area	2
Workstations	130	Coats storage area	2
		Printing area	2
Meeting spaces	8	Storage Units	
		New coat storage units	10
Collaborative spaces	3		
Informal meeting points	3	Hot desk spaces	2

TYPICAL UPPER FLOORS

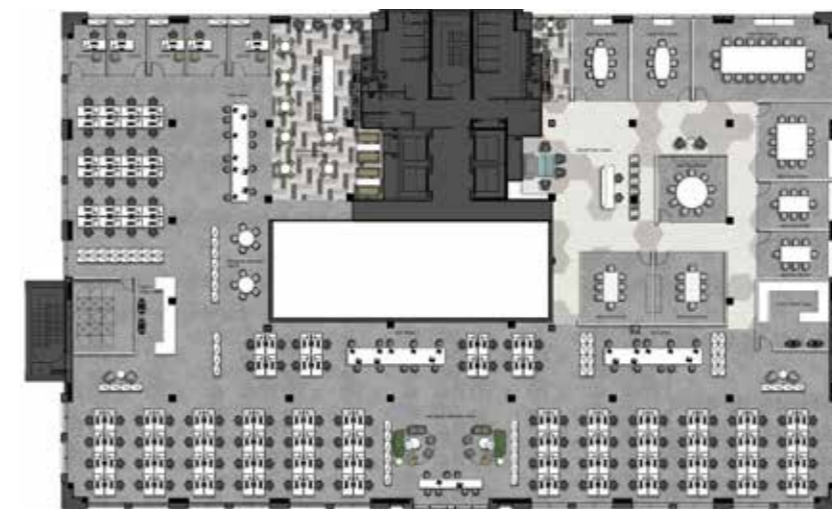


TYPICAL UPPER FLOORS - SPACE PLAN



OCCUPANCY/
HIGH-DENSITY FIT OUT

Total Headcount	169	Ancillary areas	5
Flexible offices	5	Tea point / breakout area	2
Workstations	164	Coats storage area	1
		Printing area	2
Meeting spaces	8		
		Storage Units	
Collaborative spaces	4	New coat storage units	3
Informal meeting points	4		



OCCUPANCY/
MEDIUM-DENSITY FIT OUT

Total Headcount	141	Ancillary areas	5
Flexible offices	5	Tea point / breakout area	2
Workstations	136	Coats storage area	1
		Printing area	2
Meeting spaces	8		
		Storage Units	
Collaborative spaces	4	New coat storage units	6
Informal meeting points	4		
		Hot desk spaces	2

A FULL CONCIERGE RECEPTION SERVICE

The 25 Windsor Road concierge service is here to support tenants and take care of the little details.

From supplying a spare phone charger and organising dry-cleaning, our concierge team will see to it that nothing is overlooked.

The concierge service offer includes the running of the impressive atrium area. This bustling communal space has fully enabled WIFI for the use of the tenants and their guests, and fresh, barista served coffee from the bespoke 25 Windsor Road 'air stream' café.



SPECIFICATION

- A stunning 3,500 sq ft full height atrium with feature reception desk, WIFI, informal seating and touch down space
- Barrista and food offering
- 4 x 17 person passenger lifts
- Large open plan floor plates, benefiting from excellent natural light
- 600 x 600mm metal tile suspended ceiling with LED Lighting and PIR sensors
- Raised floors with 150mm clear void
- 2.85m floor to ceiling height
- VRF air conditioning system
- Male and female WCs on each floor
- 12 showers with lockers and changing facilities
- 40 secure cycle storage bays
- A 1,439 sq ft roof terrace for exclusive use of the fifth floor
- EPC B and BREEAM rating "very good"
- 246 parking spaces providing a parking ratio of 1:438 sq ft
- Designed to an overall occupancy ratio of 1:9 sq m
- Electric car charging points



CUTTING-EDGE FACILITIES FOR SEAMLESSLY PRODUCTIVE WORKDAYS





DESIGNED TO AN EXCEPTIONAL
STANDARD WITH CONTEMPORARY
FINISHES THROUGHOUT



OUTER SPACE

SLOUGH: EXPERIENCING AN UNPRECEDENTED TRANSFORMATION

THE ELIZABETH LINE

From December 2019, four Elizabeth line trains an hour in each direction will serve Slough station, allowing passengers to travel through central London without having to change trains. Journey times from Slough station to key London stations will be reduced. Bond Street in 32 minutes, Liverpool Street in 39 minutes and Canary Wharf in 46 minutes.

WESTERN RAIL LINK TO HEATHROW (WRLTH)

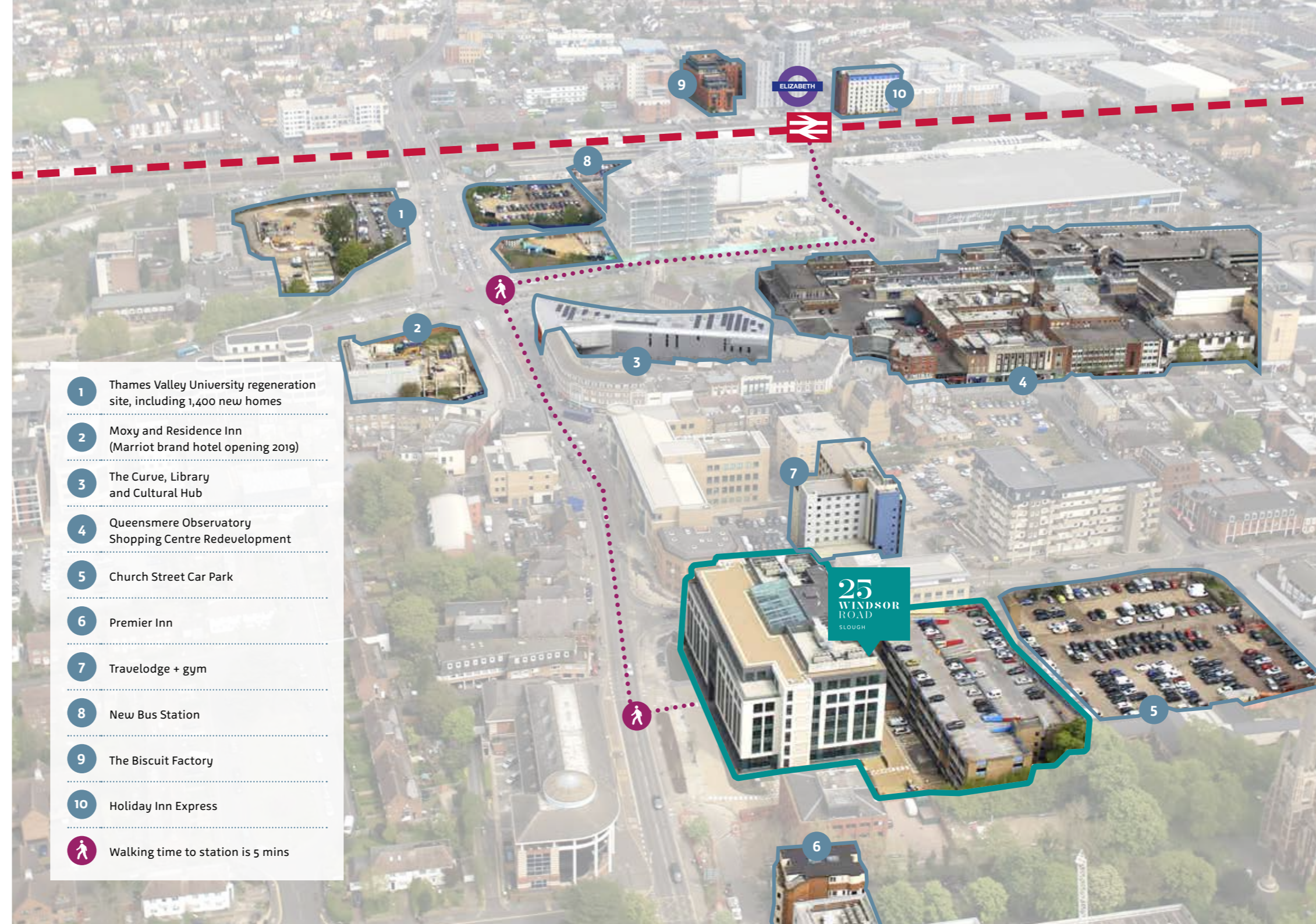
This proposed new rail link will directly connect the Great Western Main Line to London Heathrow T5 via a rail tunnel. Four trains an hour in each direction will serve Slough station, with journey times of just 7 minutes. The rail link is expected to be operational in 2024.

THE HEART OF SLOUGH

Is an entirely new commercial district. Major infrastructure is already in place, Over £450m of public investment has already been spent or is committed. The bus station and The Curve library have already been built with the proposed development to include 1,600 homes, 750,000 sq ft of office space, 120 bed hotel and further retail and leisure opportunities.

HEATHROW EXPANSION

The proximity of Slough to Heathrow Airport puts businesses within easy reach of their national and international customers, supply chains and markets. The expansion of Heathrow Airport, coupled with new rail developments, provides a truly global and connected platform to operate and grow your business.



- 1 Thames Valley University regeneration site, including 1,400 new homes
- 2 Moxy and Residence Inn (Marriot brand hotel opening 2019)
- 3 The Curve, Library and Cultural Hub
- 4 Queensmere Observatory Shopping Centre Redevelopment
- 5 Church Street Car Park
- 6 Premier Inn
- 7 Travelodge + gym
- 8 New Bus Station
- 9 The Biscuit Factory
- 10 Holiday Inn Express
- Walking time to station is 5 mins

HOTELS

Two new Marriot hotels are under construction - Moxy and Residence Inn - are to be located on the former library site, 200 metres from 25 Windsor Road. The hotels will comprise a 144 room affordable boutique hotel and a 92 room extended stay residence Inn. Slough Central South is a new Premier Inn which opened in December 2016 and comprises 131 rooms with a modern contemporary restaurant.

QUEENSMERE OBSERVATORY SHOPPING CENTRE

Under ambitious new ownership. Slough Town Centre's major shopping centre is to undergo a comprehensive redevelopment to include a newly designed mall, new retail and leisure stores bringing in a whole range of new Food and Beverage retailers to the town. They will also be building a number of residential apartments.

OUTER SPACE

SLOUGH: AN ECONOMIC AND CULTURAL POWERHOUSE

€1.5 BILLION



One of the best connected, business friendly locations in Europe. With over **€1.5 billion invested** into the town, Slough offers many business advantages.

3RD MOST PRODUCTIVE

Slough is the **3rd most productive** town in the UK, with a GVA (gross value per worker) three times higher than the national average.

4,600 BUSINESSES

Slough is home to over **4,600 businesses**, including the highest concentration of corporate HQs in the UK outside of London.

DIVERSE

It is home to a diverse population that speaks over **150 languages**, providing strong cultural and commercial ties to all countries of the world.

THAMES VALLEY

Slough is the gateway to the Thames Valley, the UK's most productive sub-region and home to over **115,000 businesses**, including **11 of the world's top 15 technology companies**.

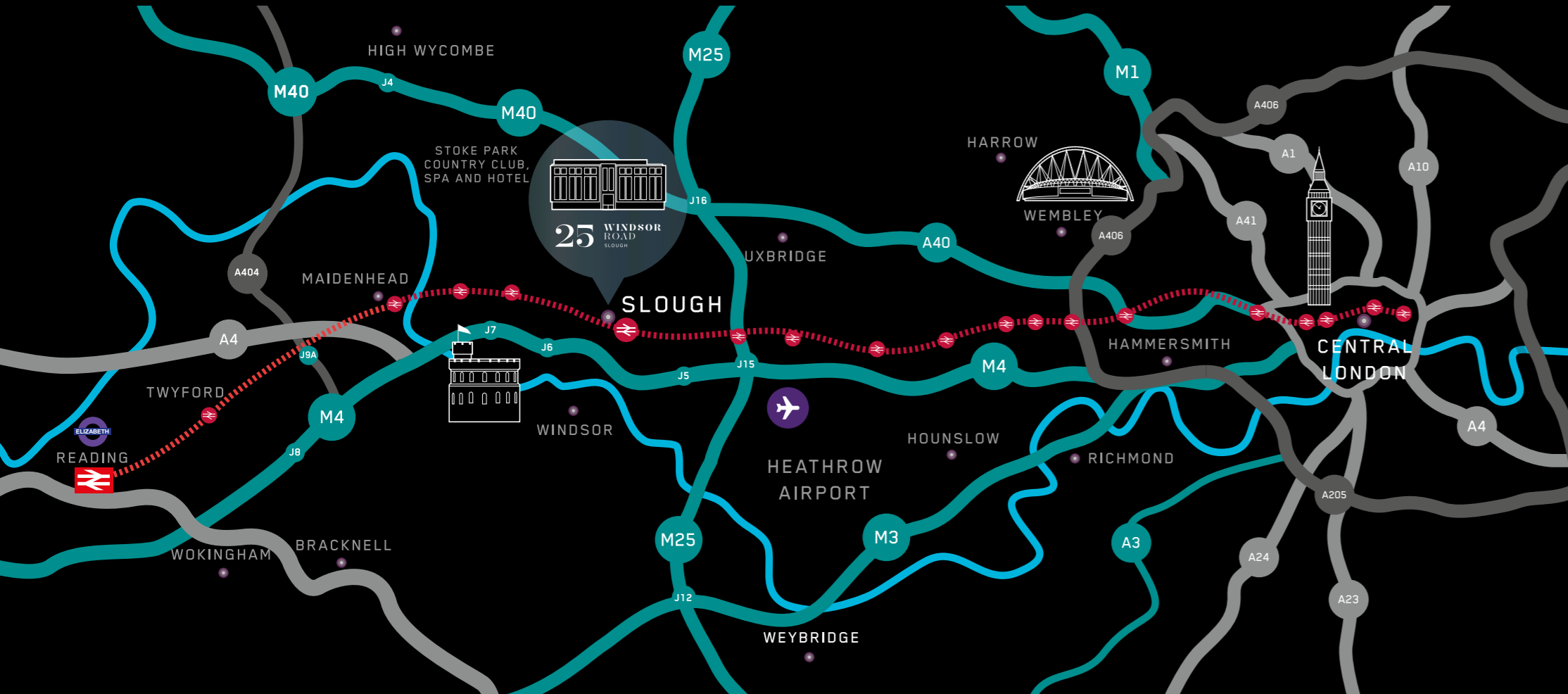
€1.5
BILLION
INVESTED

IN GOOD COMPANY

Highest concentration of corporate headquarters in the country outside of London.



SLOUGH: EXCELLENT CONNECTIVITY - THREE M4 MOTORWAY JUNCTIONS (J4, J5, & J6) FOUR ELIZABETH LINE TRAINS AN HOUR AND A 16 MINUTE DRIVE TO HEATHROW AIRPORT.



SAT NAV: SL1 2EJ

CENTRAL LONDON

50 mins
 18 mins



- Reading21 mins
- Paddington28 mins
- Bond Street32 mins
- Tottenham Court Rd34 mins
- Liverpool Street39 mins
- Canary Wharf46 mins

Source: Crossrail



- Windsor & Eton Central 6 mins
- Maidenhead 8 mins
- Hayes & Harlington 15 mins
- London Paddington 18 mins
- Reading 14 mins
- Bristol 1 hr 33

Source: National Rail Enquiries



- To M4 J6 5 mins
- Eton 5 mins
- Windsor (via A332)7 mins
- To M4 J5 8 mins
- Maidenhead12 mins
- Heathrow (via M4) 16 mins
- Ascot20 mins
- Central London50 mins
- Gatwick (via M25 & M23) ...1hr 3 mins

Source: AA Auto Route



HEATHROW AIRPORT
 16 mins

OUTER SPACE

WITHIN A SHORT DRIVE FURTHER AMENITIES ARE ON OFFER INCLUDING NUMEROUS RESTAURANTS, GASTRO PUBS, BOUTIQUE SHOPS ON ETON HIGH STREET, WINDSOR CASTLE AND WINDSOR GREAT PARK AND THE FAMOUS STOKE PARK 5* COUNTRY CLUB, SPA AND HOTEL.



www.25windsorroad.com

SATNAV SL1 2EJ

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