

SLOUGH OFFICE PORTFOLIO

**CROSSBOW HOUSE
40 LIVERPOOL ROAD,
SLOUGH**

AIR CONDITIONED THIRD FLOOR
OFFICE ACCOMMODATION
UP TO 8,081 SQ FT (751 SQ M) TO LET

Crossbow House

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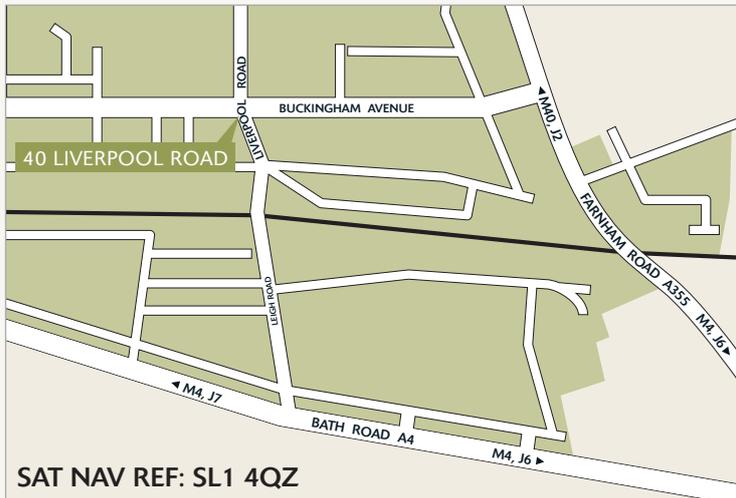
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LIVERPOOL ROAD

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LOCATION

An established business location, the accommodation is on the third floor of Crossbow House at the heart of the Slough Trading Estate. Easy access is offered to both the M4 and the M40. Heathrow airport is 10 miles away and the building is located close to the amenities of Buckingham Avenue.



FEATURES

A prominent four storey office building on Liverpool Road, a major thoroughfare within the Slough Trading Estate and includes the following:

- Manned reception
- Fully carpeted suite
- Mineral fibre suspended ceilings
- Male and female WC, shower facilities and kitchenette
- Excellent transport connections
- 3 car parking spaces (additional free parking nearby)

SCHEDULE OF AREAS

	sq ft*	sq m
3rd Floor East	5,919	550
3rd Floor West	2,162	201
TOTAL	8,081	751

Accommodation is offered from 2,000 sq ft (186 sq m)

* All areas are approximate net internal

RENT

Upon application.

TENURE

Short term flexible leases are available.



Tom Leeming
tom.leeming@eur.cushwake.com

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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.dascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. Designed and produced by Adventis Group Plc 020 7280 0935 www.adventis.co.uk (January 2012) G55932

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