

The image shows the interior of a large, empty industrial warehouse. The space is characterized by a high ceiling with a complex network of steel beams and corrugated metal panels. A prominent feature is a mezzanine level with blue metal railings and stairs, providing access to an upper floor. The ground floor is a vast, open space with a concrete floor marked with yellow and red lines. The walls are made of light-colored brick or concrete. The overall atmosphere is industrial and spacious.

375 BATH ROAD

SLOUGH, SL1 5QA

F O R E S T
REAL ESTATE

TO LET

20,324 SQ FT

Rare Opportunity to Lease Large Industrial Trade Counter with Front & Rear Yard

Key Features

- Front & Rear Yard
- Walking distance to Burnham Elizabeth Line station
- Minimum eaves height of c. 5m to warehouse, rising to c. 8.6m into the apex
- Parking for 10+ Cars
- Prominent A4 Bath Road frontage
- Excellent access to the M4, M25 and Heathrow Airport
- Three Phase Power & Gas Supply

375 Bath Road
Slough, SL1 5QA





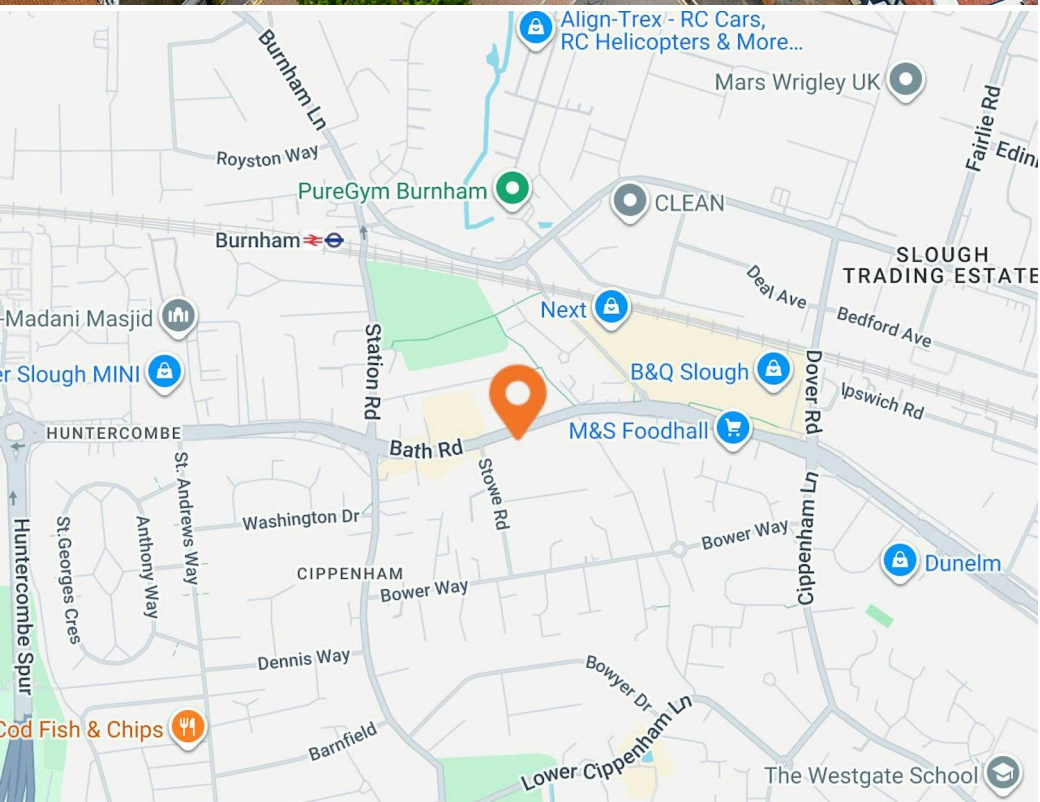
Description

375 Bath Road comprises a self-contained, detached warehouse with ancillary office accommodation and a trade counter facility, formerly occupied by HSS Hire for a number of years. The property benefits from office accommodation arranged over ground and first floors at the front of the building, together with parking for approximately 15 vehicles. Loading is facilitated via two loading doors, providing access from both the front car park and a secure gated yard to the rear, offering operational flexibility for occupiers.

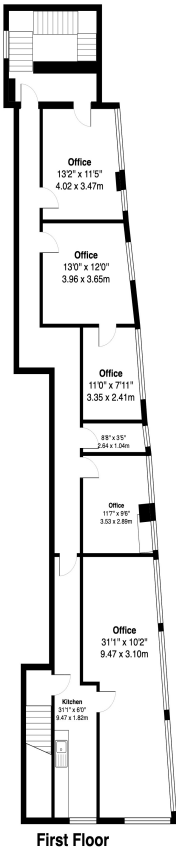
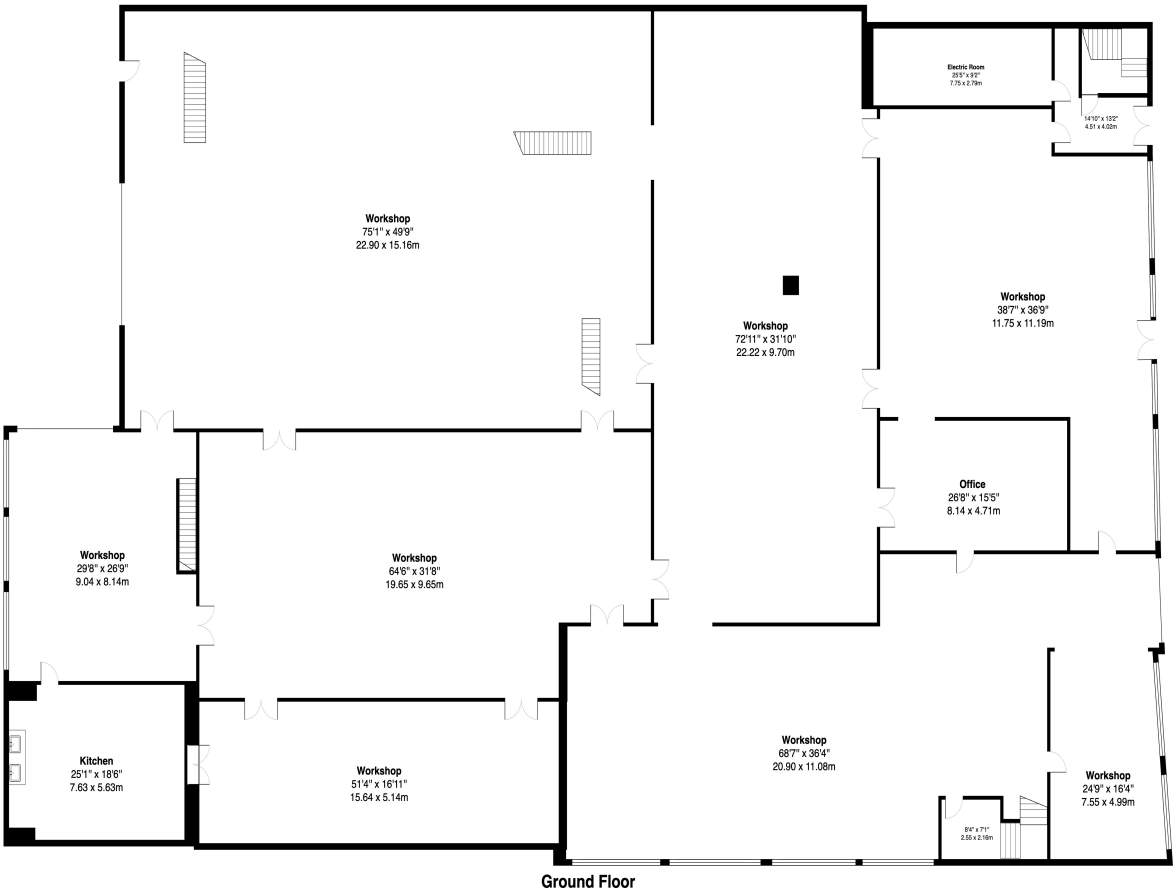
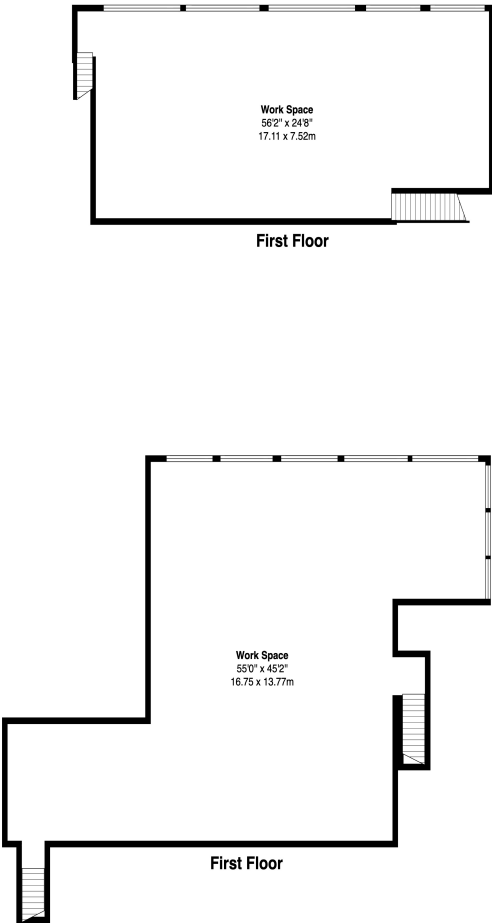
Location

375 Bath Road occupies a prominent position on the A4, one of Thames Valley's principal commercial corridors, approximately 2.5 miles west of Slough town centre and within close proximity to Junctions 6 and 7 of the M4 motorway.

The property benefits from excellent public transport connectivity, with Burnham station within walking distance and Slough station approximately 2.5 miles east. The Elizabeth Line provides direct services to Heathrow Airport, Paddington, the West End, the City and Canary Wharf, whilst Slough station also offers fast Great Western Railway services to London Paddington and Reading.







Bath Roadb SL1
Total Gross Area: 20324 ft² ... 1888.2 m²

All measurements are approximate and for identification purposes only, not a scale.
Compare with the RCD scale of measuring practice.

Availability

Lease	New Lease
Rent	£275,000 per annum
Rates	£100,320 per annum
Service Charge	N/A
VAT	Not applicable
EPC	On application

Contact

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