

# CHILTERN HOUSE 337 BATH ROAD **SLOUGH** SL1 5PR



VACANT FREEHOLD OFFICE WITH DEVELOPMENT POTENTIAL

**NIGHTINGALE**  
PARTNERS



Bath Road (A4)

Chiltern House

CHILTERN HOUSE, 337 BATH ROAD, SLOUGH SL1 5PR

# INVESTMENT SUMMARY



- **Slough** is one of the premier towns in the Thames Valley, 22 miles west of Central London.
- Excellent communications with **London Paddington 14 minutes away by train**.
- **Crossrail** trains to serve both Slough and Burnham station (**5 minute walk from the subject property**).
- **Prominently situated** on the south side of Bath Road, approximately 2 miles to the west of the Slough town centre.
- The property occupies a substantial site extending to **0.26 acres**, with a **site cover of c20%**.
- **Office building on ground and two upper floors**.
- **Gross** internal area of **7,410 sq ft (688.5 sq m)**, and **net** internal area of **5,798 sq ft (538.6 sq m)**.

- **25 car spaces** providing excellent ratio of **1:232 sq ft**.
- **Freehold**.
- Offered with full **vacant possession**.
- **Numerous asset management initiatives**, including a **refurbishment/ upgrading** of the existing office accommodation or **conversion to residential under Permitted Development**.
- **Potential** for the **development of a new building** or extension to the south of the building, within the main car park, subject to planning.
- **New build apartments** on Bath Road have been achieving between **£475 psf** and **£550 psf**.

“Slough is home to the highest number of global HQs outside London, and is the most productive town per person in UK.”

## PROPOSAL

Offers in excess of **£1,000,000**, subject to contract and exclusive of VAT, reflecting a capital value of £135 per sq ft on the gross internal area.

# LOCATION

Slough is prominently located in the heart of the Thames Valley, 22 miles west of Central London, 4 miles north of Windsor, 7 miles east of Maidenhead and 18 miles east of Reading.

Slough, which has a c£9 billion economy, is one of the premier towns in the Thames Valley and is home to one of the UK's strongest clusters of international HQ buildings. Both the high street and the wider town are currently undergoing a c£450 million regeneration to create and enhance a range of community, retail, school and leisure facilities.

Slough is home to a number of distribution firms, in part due to the town's proximity to Heathrow Airport, but also its communications to the rest of the south east and London via the easily accessible motorway network.

In and around Slough there are numerous amenities, including 3 shopping centres, 42 parks and open areas, major hotels, Michelin star restaurants and 2 world famous race courses.

Slough has a resident population of approximately 150,000 inhabitants.

It is estimated that Crossrail will increase Slough's catchment by c32%.

Slough is also home to Europe's largest trading estate in single ownership.



# COMMUNICATIONS

Slough benefits from excellent road, rail and air communications, with both Central London and Heathrow Airport less than 20 minutes away.



**ROAD** - The town is situated immediately to the north of the M4 motorway (Junctions 5, 6 and 7) with access via the A355 and the A4 Bath Road. The M25 is only 5 miles away and provides quick and easy access to the M40 and the wider national motorway network.



**BUS** - A bespoke shuttle bus service (SMART) is currently under construction and will provide a direct, non-stopping service between Bath Road Central and Slough train station.



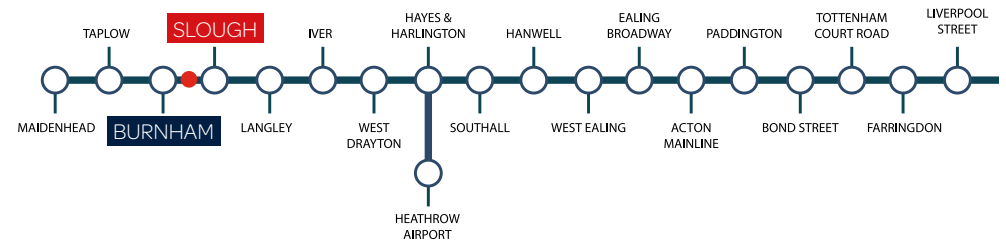
**RAIL** - The town benefits from a fast service to London Paddington with a journey time of approximately 14 minutes.

Slough mainline railway station has undergone a number of improvements to accommodate the Crossrail (Elizabeth Line) trains, with Crossrail's Reading to Paddington section of the line due to open soon.

Crossrail trains will also stop at Burnham mainline railway station (situated within a 5 minute walk of the subject property).

Crossrail will provide direct train routes from Slough to Bond Street in 30 minutes and Heathrow Airport in 23 minutes.

The proposed 'WRLTH' (Western rail link to Heathrow) is due to reduce travel times to Heathrow to just 6 minutes, with 4 trains running per hour.



'fast rail service to London Paddington with a journey time of approximately 14 minutes'

# SITUATION

Chiltern House is prominently situated on the south side of Bath Road, approximately 2 miles to the west of Slough town centre.

Bath Road, which runs west from the town centre along the southern boundary of Slough Trading Estate (which is directly opposite the subject property), is a key location in the Slough office market. High parking ratios, good road access and availability of sites has led to the development of numerous high profile HQ offices. Occupiers include Telefonica/O2, Fiat, Stanley Black & Decker, Lonza, Mars, HTC and Citroen.

The property is situated opposite the Slough Trading Estate and Bath Road Retail Park (where retailers include Next, Mothercare, Argos, B&Q, New Look, Furniture Village, Boots and McDonalds). Immediately surrounding the property is a mix of residential, retail warehouses, shops, car showrooms and local restaurants.

The property is situated within a 5 minute walk of Burnham mainline railway station, which provides services to London Paddington and Reading. Burnham railway station will also form part of the Crossrail service.

The M4 motorway (junction 7) is less than 1.5 miles to the south, providing quick access to Heathrow and the remainder of the motorway network.

The property occupies a substantial site extending to 0.26 acres, with a site cover of c20%.



# DESCRIPTION

Chiltern House comprises an office building arranged on ground and two upper floors, with brick elevations and a slate covered roof.

The floor plates provide a combination of cellular and open plan accommodation with excellent levels of natural light on three elevations and good floor to ceiling heights.

The specification includes the following:-

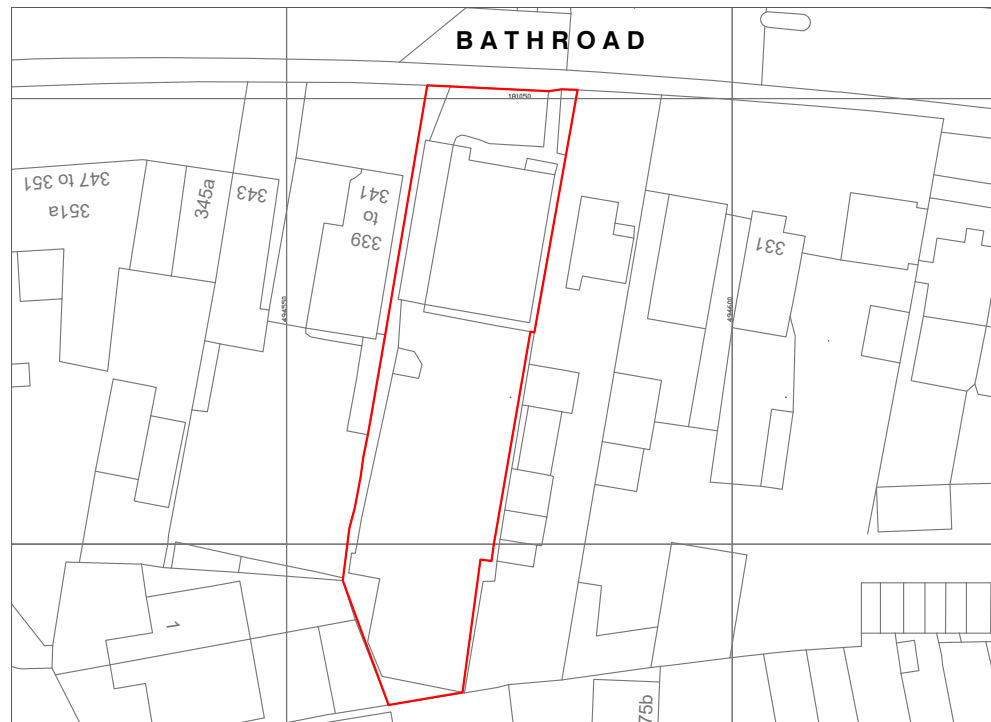
- Perimeter/under floor trunking
- Suspended ceilings with recessed lighting.
- Aluminium framed double glazing.
- 6 person passenger lift.
- WCs on all floors.
- There is car parking for 25 spaces, providing an excellent ratio of 1:232 sq ft.



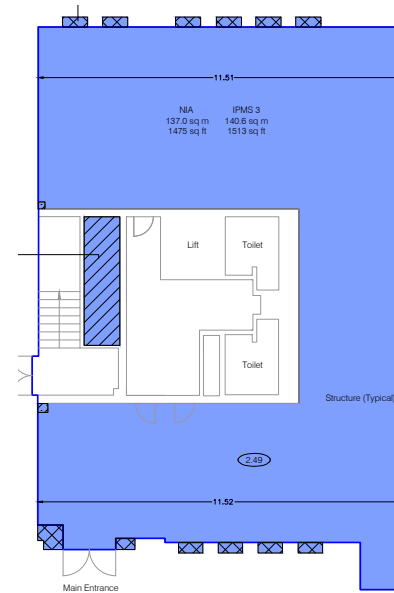
# ACCOMMODATION

The building has been measured by Lane and Frankham in accordance with the RICS Code of Measuring Practice and provides the following approximate gross internal and net internal floor areas:-

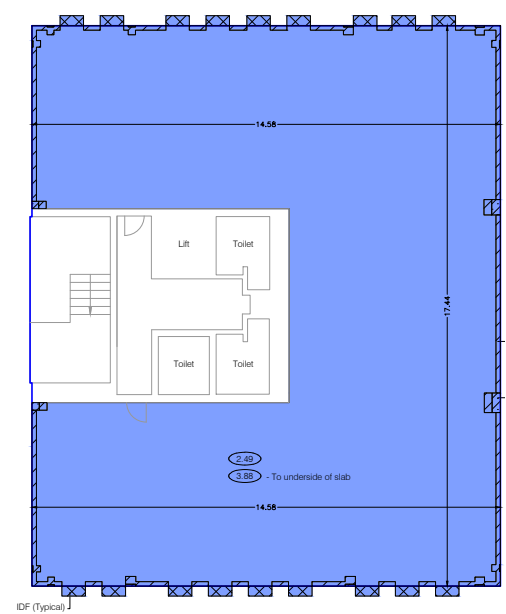
Floor	Description	GIA (sq m)	GIA (sq ft)	NIA (sq m)	NIA (sq ft)
Second	Office	254.6	2,740	198.8	2,140
First	Office	247.4	2,663	198.4	2,136
First	Office	186.5	2,007	141.4	1,522
<b>Total</b>		<b>688.5</b>	<b>7,410</b>	<b>538.6</b>	<b>5,798</b>



# EXISTING FLOOR PLANS



Existing Ground Floor Plan



Existing Second Floor Plan

# TENURE

The property is held Freehold (under Title Number BK282991).

The property is offered with full vacant possession.

# EPC

The building has an EPC rating of C.



# PLANNING

- The Property falls under the jurisdiction of Slough Borough Council.
- It is not listed, nor is it located within a conservation area.
- It is not in an area which is subject to an Article 4 Direction.

# ASSET MANAGEMENT/ DEVELOPMENT POTENTIAL

Chiltern House provides an exciting opportunity to consider various asset management initiatives, including a refurbishment/ upgrading of the existing office accommodation or conversion to residential. A Planning Report has been obtained to investigate what Permitted Development rights would be expected to apply to the site. The Report concludes that the following options are likely to be achievable, subject to satisfying certain conditions (which are set out in the Report)-

- Conversion of the existing building to residential.
- Conversion of the existing building to residential with the creation of two additional floors.
- Demolition of the existing building and creation of new residential accommodation within the same footprint, with two additional floors.

A copy of the Report can be made available upon request.

In addition there is also the potential, subject to planning, for the development of a new building or extension to the south of the building, within the main car park.

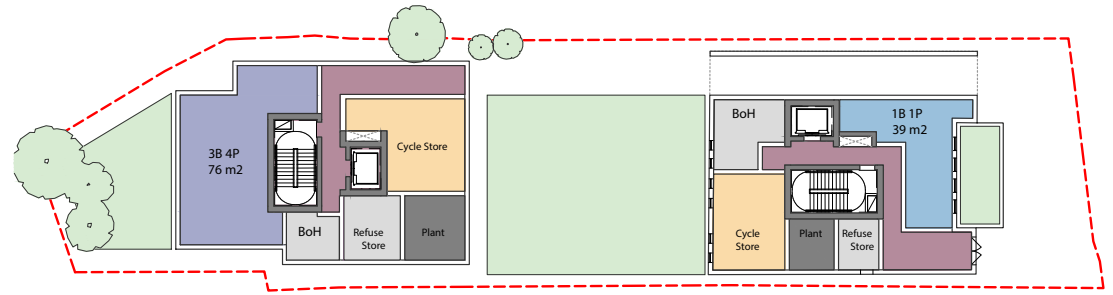
# POTENTIAL RESIDENTIAL SCHEME

Illustrative sketch below of potential residential scheme under Permitted Development for the existing building and new residential building on the main car park (which would require planning permission). Further details and alternative schemes available upon request.












# ILLUSTRATIVE FLOOR LAYOUT

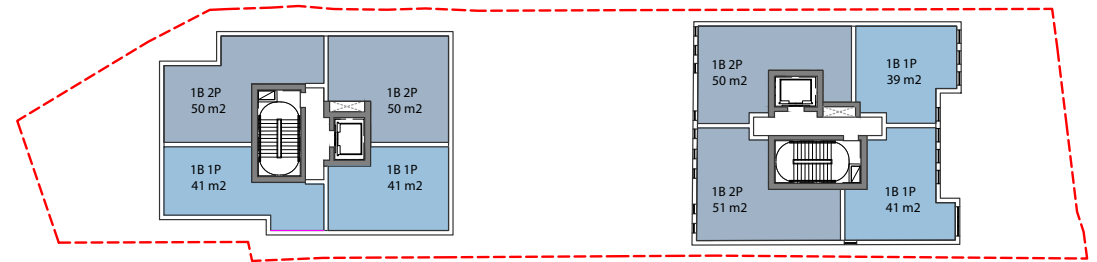
Plans below and sales areas, are indicative only and intended to show a potential option for the existing building (under Permitted Development) and new building on main car park (subject to planning). Purchaser to rely on their own investigations.



Proposed Ground Floor Plan

**KEY:**

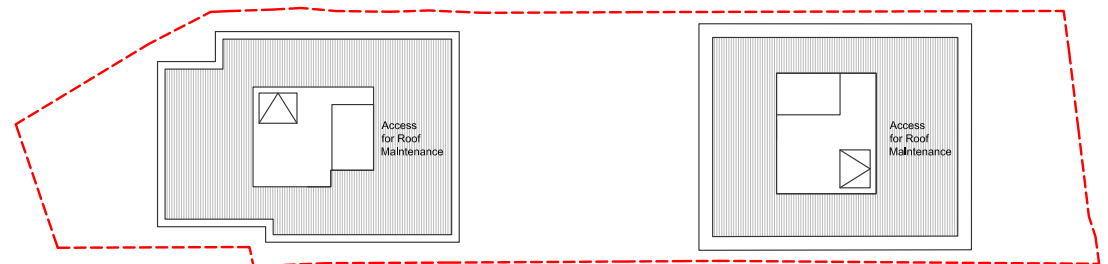
 STUDIO	 Plant
 1BED	 BoH / Refuse Store
 2BED	 Cycle Store
 3BED	 Landscape
 Residential Lobby	



Proposed Typical Upper Floor Plan

# APPROXIMATE NET SALES AREA

Floor	Area (Sq m)	Area (Sq m)
Ground	115	1,238
First	363	3,907
Second	360	3,875
Third	341	3,671
Fourth	341	3,671
<b>Total</b>	<b>1,520</b>	<b>16,362</b>



Proposed Roof Plan

'New build apartments on Bath Road have been achieving between £475 psf and £550 psf.'

# SLOUGH ECONOMY AND GROWTH PROSPECTS

Slough is on a journey of regeneration and growth that is expected to see it fulfil its potential as a world-class place to live and work. The town's long-term strategy of renewal includes a £3.5bn investment in the redevelopment of the central district into a business, residential, cultural and leisure hub. More than 9,000 homes and 10,000 new jobs will be created. JLL are predicting 14.8% growth in Slough property prices 2020- 2024, Savills has similarly predictions, with prices in the region set to increase by 17.3% by 2024.

“Slough is home to the highest number of global HQs outside London including O2, McAfee, Lego, HTC, ZTE & Reckitt Benckiser.”

Strong local economy – most productive town per person in UK.”

“Highest average weekly salary after London.”

Historically, Slough's prosperity was based on manufacturing. Mars and Horlicks were two of the most prominent factories in the town. Today, the key employers are technology and communications, pharmaceuticals and biotech, automotive and logistics



Residential development on Bath Road

“Surrounded by six of the most expensive London commuter towns, Slough in comparison offers relative value for money and has all the economic fundamentals to ensure it is a hot spot for growth and savvy investors’.

**Source - CBRE Residential, October 2020.”**



# VAT

The property is registered for VAT and therefore VAT will be payable on the purchase price.

# PROPOSAL

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**CHILTERN HOUSE, 337 BATH ROAD, SLOUGH SL1 5PR**

# CONTACT

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Additional information upon request, including the following:

Information includes:-

- Title Information
- Floor Plans
- EPC
- Planning Report

Misrepresentation Act 1967 & Declaration:-

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Anti-Money Laundering (AML):-

Our client is regulated by the FCA and will require a purchaser to provide information to comply with AML checks on agreement of heads of terms

Brochure by Adrian Gates Photography & Design : 07710 316 991