



AURORA HOUSE

*First Floor, 105 High Street
Slough SL1*

FOCUSCOMMERCIAL.COM

BRIGHT & FLEXIBLE ACCOMMODATION IN A CENTRAL LOCATION

The Property

Newly converted offices occupying the first floor of the iconic and prominent former Prudential Building located in the heart of Slough's extensive shopping area. Aurora House is within walking distance of Slough Bus & Railway station and close to the new Curve Building and Moxy Hotel. The offices are bright and offer flexible accommodation and should be available from Summer 2021.

Sizes

Office suites available from 60.94 sq m (656 sq ft) to 301 sq m (3239.9 sq ft)

EPC

An energy performance certificate will be commissioned when the works are sufficiently far advanced.

Specification

- Fully refurbished offices
- Ground floor pavement access
- Zoned comfort cooling and heating via Darikin air to air heat pumps
- Suspended ceilings & LED lighting
- Parking by separate negotiation and availability
- Carpeting
- Male & Female newly fitted toilets

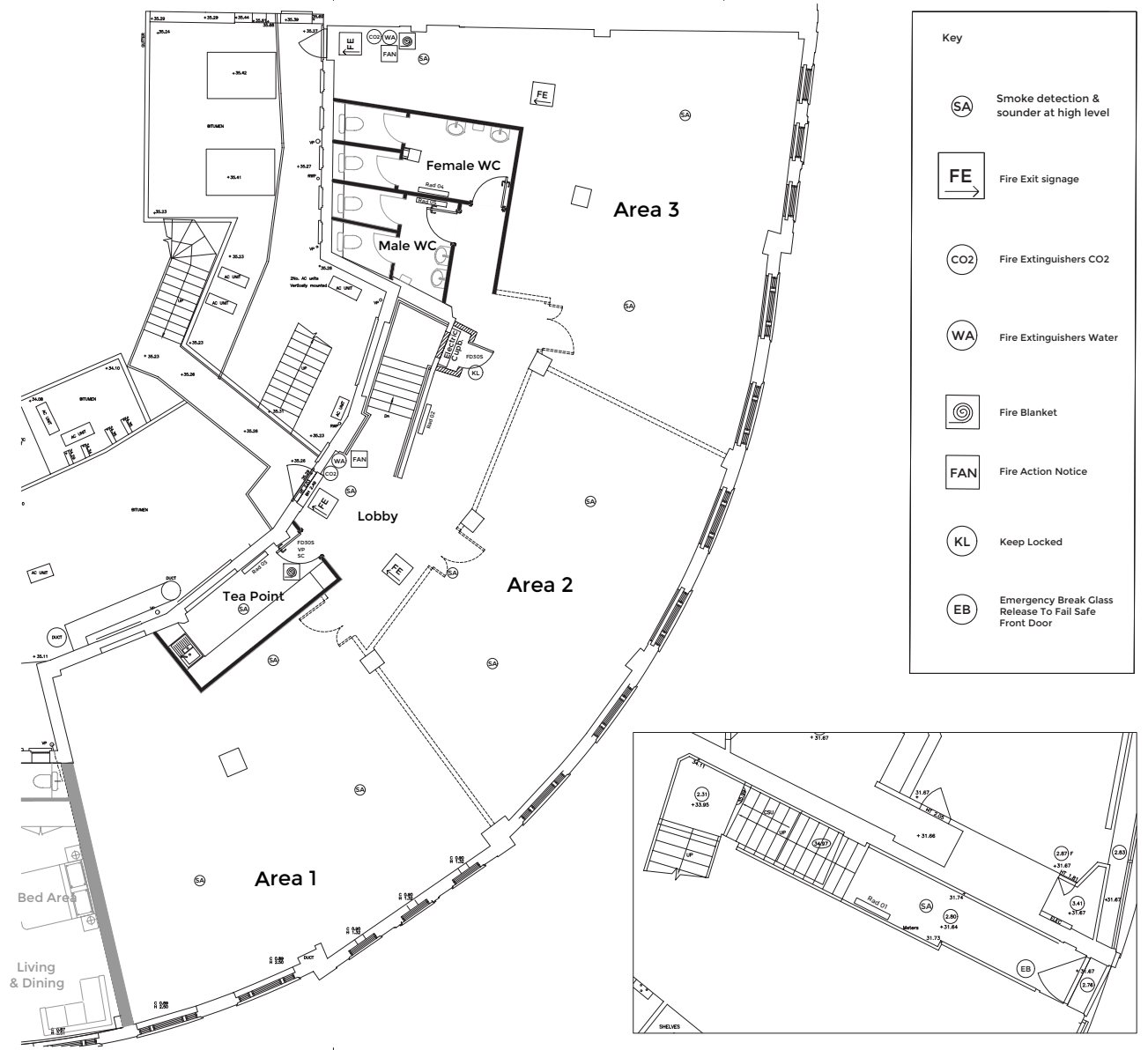
Location (distance by road)

Central London **29 miles**
Heathrow Airport **9 miles**
M4 J6 **1.4 miles**





Floorplan



| Key | |
|-----|---|
| | Smoke detection & sounder at high level |
| | Fire Exit signage |
| | Fire Extinguishers CO2 |
| | Fire Extinguishers Waters |
| | Fire Blanket |
| | Fire Action Notice |
| | Keep Locked |
| | Emergency Break Glass Release To Fall Safe Front Door |



TEL 01753 770124

EMAIL kevin.nee@focuscommercial.com

FOCUSCOMMERCIAL.COM

All sizes are approximate and taken from historic plans. Tenants are recommended to take their own measurements. The specification may be subject to variation and where possible we will notify you of any changes. Rents are exclusive of VAT, utilities, service charges and business rates (if/where applicable). We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or as representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so in relation to the seller. Services, fittings and equipment have not been tested and no warranty is given. Yourself or your advisor should verify all property information. Please contact us before viewing the property, particularly if you are travelling some distance, we may then confirm if the property remains available and will be pleased to provide additional information. Aurora House is a marketing name and not the actual address. Any chosen name will be subject to Post Office approval and availability.