



183

WELLINGTON STREET

S L O U G H | S L 1 1 F Q

EXCEPTIONAL TOWN CENTRE DEVELOPMENT OPPORTUNITY



Computer generated image of the current planning for office, shown for illustrative purposes only.

# EXECUTIVE SUMMARY

- Exceptional opportunity to acquire two development sites in central Slough, Berkshire.
- Combined sites extends to approximately 0.4 ha (1 acre):
  - No.1 – c. 0.23 ha (0.57 acres)
  - No.3 – c. 0.18 ha (0.43 acres)
- Located less than 250 meters from Slough railway station with services to London Paddington, Windsor and Reading. The Elizabeth Line provides additional services east through central London to Canary Wharf, Abbey Wood, and London Heathrow Airport.
- Benefits from planning consent for two office buildings (ref: P/02272/030) totaling 260,000 sq ft NIA of accommodation.
- Potential for alternative uses, including residential, co-living, and build to rent, subject to the necessary consents.
- 7.3MVA of grid capacity has been secured to be delivered to site between September 2028 and March 2029.
- Vacant possession upon completion is offered on No.3 Wellington Street. No.1 Wellington Street will be subject to a car park lease.

HEATHROW AIRPORT

WINDSOR CASTLE

EAST TOWARDS LONDON

RIVER THAMES

UPTON COURT GRAMMER SCHOOL

UPTON COURT PARK

M4

WEST TOWARDS READING

QUEENSMERE OBSERVATORY SHOPPING CENTRE

1 WELLINGTON STREET

3 WELLINGTON STREET

OBSERVATORY HOUSE

TESCO EXTRA

THE FUTURE WORKS

THE CURVE

MARRIOTT MOXY

THE PORTER BUILDING

SLOUGH TRAIN STATION



# LIVING & WORKING IN SLOUGH



Located along the M4 Thames Valley corridor, Slough is a fast evolving town which has attracted substantial investment and is becoming a focal point for both business and residential growth. The town offers excellent connectivity, and strong employability with a number of multinational and local companies based in Slough Trading Estate, which can be found 3.8km (2.3 miles) to the west of the site, along the Bath Road (A4).

The town offers a variety of amenities including high street shops, superstores and larger retail parks, all within close proximity of Wellington Street. Windsor is located 5.6km (3.5 miles) to the south and provides a more comprehensive shopping and leisure experience, with direct trains from Slough to Windsor & Eton Central railway station.



**SLOUGH HAS A STRONG BUSINESS HUB AND IS HOME TO A NUMBER OF MULTINATIONAL COMPANIES AND STARTUPS.**



StanleyBlack&Decker



IPSEN  
Innovation for patient care



fiserv.

LEGO

Reckitt Benckiser

AkzoNobel

SEGRO



LONZA

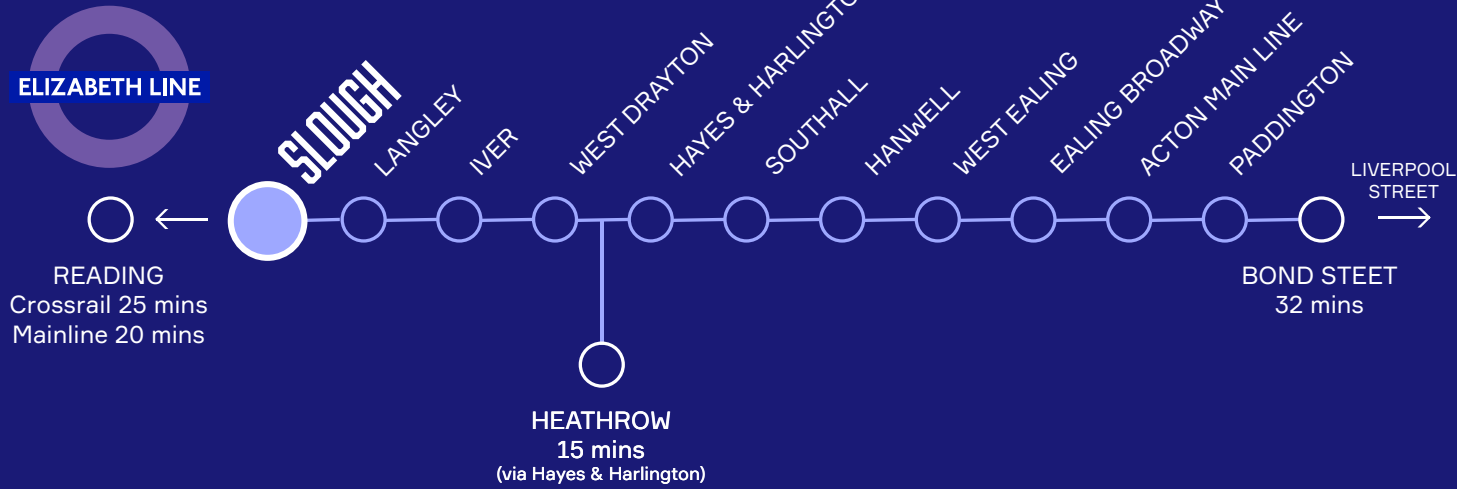


McAfee

FIAT

LeasePlan

htc



# TRANSPORT & CONNECTIVITY



Wellington Street has frequent bus services, with a number of bus stops located directly south of plot No.3.

The site is well positioned for local road networks, with junction 6 of the M4 located approximately 2.4km (1.5 miles) to the south west, and heading east to junction 4B of the M4 for junction 15 of the M25. Heading west, Wellington Street becomes the Bath Road (A4) which links Slough to Maidenhead, Reading and Newbury.

**20 MINS** MAINLINE DIRECT TO READING

**14 MINS** MAINLINE DIRECT TO PADDINGTON

**17 MINS** DRIVE TO HEATHROW

**32 MINS** ELIZABETH LINE TO BOND STREET

**45 MINS** M4 MOTORWAY TO CENTRAL LONDON

Slough's excellent transport connectivity, proximity to London, access to amenity and green spaces, makes the town an attractive proposition for tenants and residents alike.

The town is served by excellent road, rail, bus and airport services. No.1 and No.3 Wellington Street sits less than 250 meters from Slough railway station, which offers local services to Windsor, Reading and London Paddington. The Elizabeth Line provides further services to Maidenhead, London Heathrow (Terminals 2 & 3) and east into central London through to Canary Wharf and Abbey Wood.

# SLOUGH REGENERATION

In 2026, Slough will see the start of a landmark town centre regeneration which is being brought forward by Berkeley Homes. The scheme will see the redevelopment of the Queensmere and Observatory Shopping Centre's and will significantly change Slough's shopping and leisure offering.

The 9.2 acre site will bring forward a mixed use scheme of residential, retail, leisure and F&B, as well as entertainment and public spaces; all of which will further enhance both the residential and employment status of the immediate area to Wellington Street and the town centre.



Source: Berkeley Homes.  
CGI of Station Walk and for illustrative purposes only.



Source: Berkeley Homes.  
CGI of Church Mews and for illustrative purposes only.

## SLOUGH CENTRAL BY BERKELEY

WORKS TO BEGIN IN 2026 WITH FINAL  
COMPLETION EXPECTED IN 2039



C.130,000 SQ FT OF NEW RETAIL,  
FOOD AND BEVERAGE USE



CIRCA 1,600 RESIDENTIAL UNITS  
DELIVERED ACROSS THE SCHEME

## HERITAGE QUARTER

PHASE 1 OF THE BERKELEY  
REDEVELOPMENT IS TO THE SOUTH OF  
NO.1 & NO.3 WELLINGTON STREET  
SCHEME INCLUDES 346 HOMES AND A  
MIX OF RETAIL AND RESTAURANT UNITS

# THE SITE

The Site is located in the western part of Slough town centre and within a predominately commercial area. The site is bordered by Wellington Street to the south, Stoke Road (B416) to the west and Brunel Way to the East. Further buildings and Slough railway station are found to the north. The Future Works sits between the two parcels being offered and is an established office development.

The combined sites extend to approximately 0.4 ha (1 acre) and includes two separate parcels comprising No.1 & No. 3 Wellington Street, being approximately 0.23 ha (0.57 acres) and 0.18 ha (0.43 acres), respectively. The existing parcels are roughly square in shape and fairly level in nature.

No.1 is being used for surface level parking under a temporary planning permission. The current lease has an appropriate break clause and will not fetter development. Lease information can be found in the data room.

No.3 is laid as a green space which currently allows pedestrian access towards Stoke Road and Slough railway station.



Red line plan for illustrative purposes only





Sketch of potential residential development scheme, as found in the Indicative Design Concept document, provided for illustrative purposes only.

# PLANNING OVERVIEW

The site falls within the jurisdiction of Slough Borough Council.

In 2022, planning permission (ref P/02272/030) was granted for the construction of two office buildings. The planning permission includes:

- Two buildings to be 12 storeys in height and 11 storeys in height (plus basements)
- A single storey pavilion building, to include flexible uses (the full list of uses can be found in the data room)
- Associated landscaping
- Access
- Car parking
- Public realm works.

All relevant planning documents and confirmation of grid capacity can be found in the data room.

# SECTION 106

The S106 Agreement is based on existing office development and was signed in December 2022. Slough Borough Council has not implemented a Community Infrastructure Levy charging schedule.

A copy of the signed S106 has been provided in the data room. We would advise all bidding parties to review the data room prior to submitting a proposal.



# 1 WELLINGTON STREET

- Existing planning permission for office floorspace across 12 storeys at the highest point.
- Planning permission (ref P/02272/033) was granted to use the site as a temporary car park until 1st September 2029.
- Deemed suitable for alternative uses up to a height of 20+ storeys. Please refer to the NTR planning note in the data room.
- The construction of a basement car park for c.70 spaces which will have the right to connect to the existing basement under No.2 Wellington Street (see plan ref:6261-SRA-00-00-DR-A-02099 REV P03) and the use of the access ramp off Brunel Way, subject to any necessary agreement with owners of The Future Works. Further details and plans can be found in the data room.

# 3 WELLINGTON STREET

- Existing planning permission for office floorspace across 11 storeys at the highest point.
- Three retail/commercial units to the ground floor.
- An Easement cuts diagonally across the site from the south east to the north west corners. Documents relating to the easement and restrictions applied to the proposed basement levels can be found in the data room.
- An electricity substation is located to the north west of the site, which is held under Title Number BK445776. The existing planning application drawings show a proposed relocation of the sub station during construction.
- Deemed suitable for alternative uses up to a height of 20+ storeys, Please refer to the NTR planning note in the data room.



# THE OPPORTUNITY

No.1 & No. 3 Wellington Street offers an exciting opportunity to acquire two significant development sites in the heart of Slough.

As the site is located within the town centre, there is good potential for:

- Residential of 400+ Units\*
- Co-living
- Build to rent
- Retail
- Mixture of uses

All the above uses are subject to obtaining the necessary planning approvals, as required.

\*A Design Concept report was completed in 2025 and provides an indicative accommodation summary for a residential schemes of 409 units and ground floor retail units. A copy of the report is available in the data room.

## GRID CAPACITY

7.3MVA of grid capacity has been secured to be delivered to site between September 2028 and March 2029.

Further information relating to the secured grid capacity can be found in the data room.

Although the site benefits from planning for approximately 260,000 SQ FT NIA of office, we consider the following to be the principal options for the development of the site:



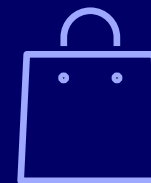
RESIDENTIAL



BUILD TO RENT



CO-LIVING



MIXED-USE RETAIL  
AND RESIDENTIAL

# FURTHER INFORMATION

## TITLE & TENURE

The property is for sale freehold with vacant possession being offered to No.3 Wellington Street and No.1 Wellington Street will be subject to the car park lease. The Properties and the Electricity Sub Station title numbers are pending.

## SERVICES

Parties are advised to make their own enquiries relating to services and utilities based on their requirements.

## LEGAL

Parties are advised to take legal advice when considering the title and all other aspects of the No.1 & No.3 Wellington Street opportunity.

## METHOD OF SALE

The property will be sold by way of informal tender. Offers are invited on a on an unconditional basis for the freehold interest of the property. Subject to planning offers may be considered.

All offers will be required to include additional information including: level of offer, conditions and anticipated legal timescales. Further information relating to bid submission can be found in the cover letter which is available in the data room.

Please note that the Vendors will not be obliged to accept the highest or any other offer, and the deadline may be subject to change at a later date.

## AML

The successful bidder will be required to provide information to satisfy the requisite AML requirements when Heads of Terms are agreed.

## VAT

The Property is elected for VAT

## LOCAL AUTHORITY

Slough Borough Council  
Observatory House,  
25 Windsor Road,  
Slough SL1 2EL  
[www.slough.gov.uk](http://www.slough.gov.uk)

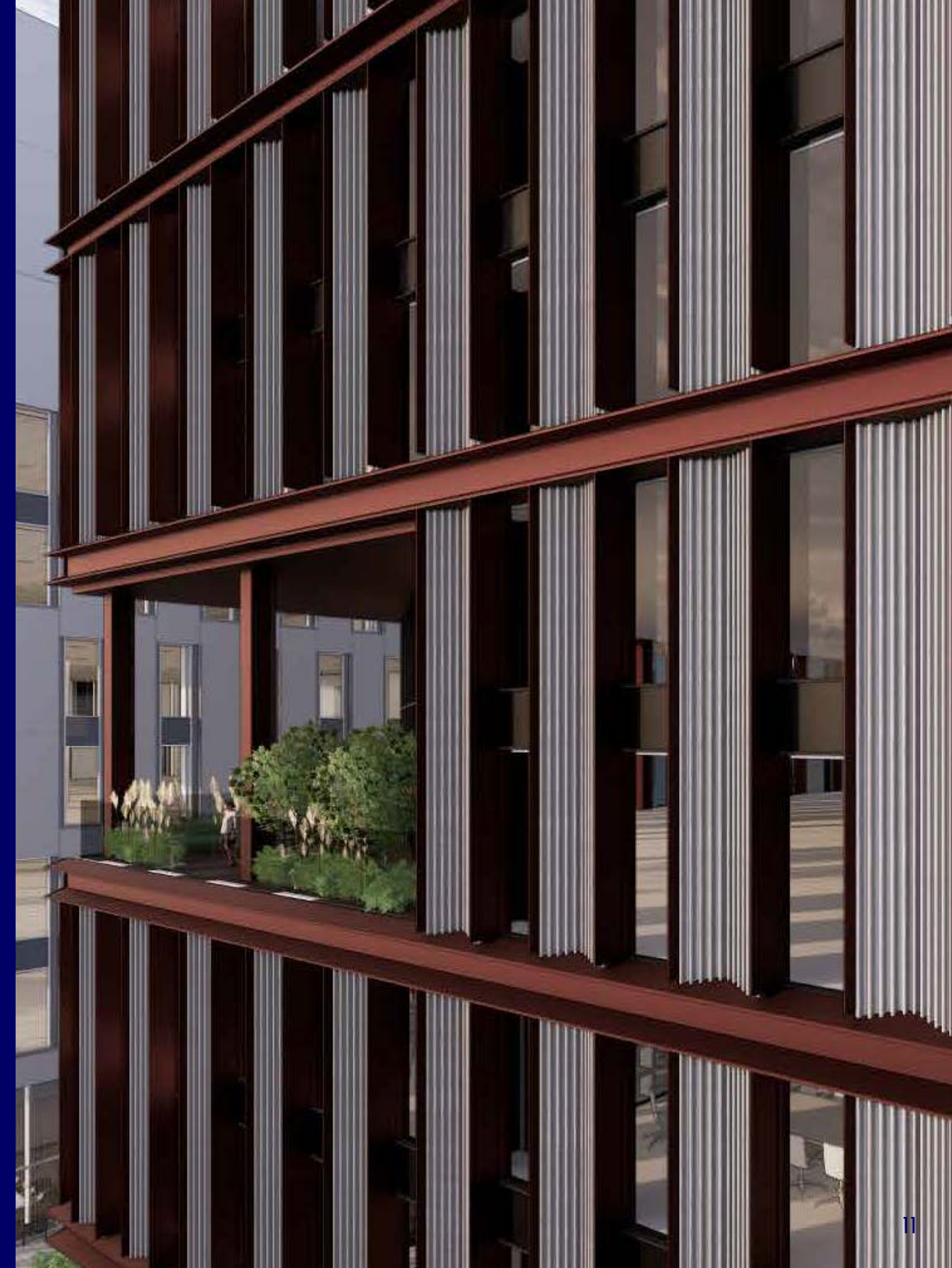
## VIEWINGS

If you would like to arrange an accompanied viewing, please contact the vendor's sole selling agents.

## DATA ROOM

A dedicated data room has been set up and interested parties can register for access via the below button:

[CLICK HERE](#)



# CONTACTS

For further information please contact:

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Designed and Produced February 2026