slough trading estate

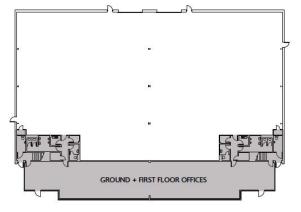
TOLET 14,604 S0 FT [1,357 S0 M] Detached warehouse/production unit available to let combined or separately

FEATURES

The unit, which is to be refurbished, benefits from:

- 6m to underside of haunch
- 2 electric up and over loading doors
- Ground and first floor offices
- Shared secure rear yard
- Kitchenette
- *3 phase electricity*
- Gas supply
- *EPC B*





| 242 - FLOOR AREAS | SQ FT | SQ M |
|--------------------------------|-----------------------|----------------------|
| WAREHOUSE | 4,354 | 404.5 |
| GROUND FLOOR OFFICE | 1,600 | 148.6 |
| FIRST FLOOR OFFICE | 1,379 | 128.1 |
| TOTAL | 7,332 | 681.2 |
| | | |
| 243 - FLOOR AREAS | SQ FT | SQ M |
| 243 - FLOOR AREAS WAREHOUSE | SQ FT 4,312 | SQ M 400.6 |
| | | |
| WAREHOUSE | 4,312 | 400.6 |

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

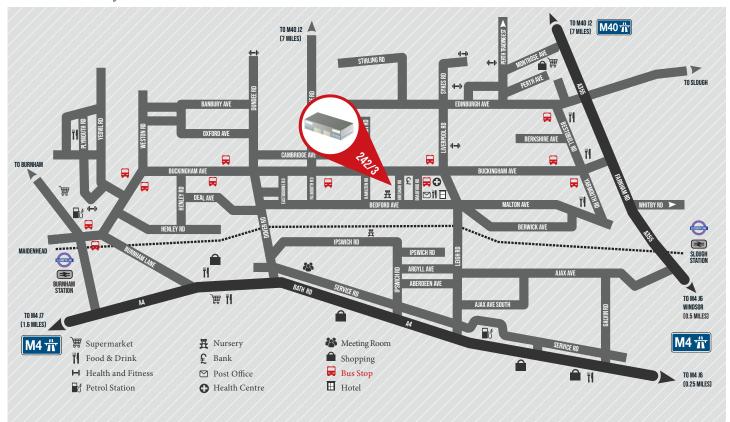
11 PLACES TO EAT 2 HIGH STREET BANKS HOTEL ACCOMMODATION MULTIPLE FITNESS FACILITIES 2 NURSERIES HEALTH CENTRE DEDICATED BUS SERVICE



2/3

SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 242/3 GRESHAM ROAD SL 1 4RD. SOURCE: THE AA ** TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

SERVICES

- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

VIEWINGS FOR FURTHER INFORMATION, CONTACT OUR AGENTS OR SEGRO DIRECT ON

()) JLL^{*} 020 3151 5508

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