

TO LET 14,604 SQ FT (1,357 SQ M)
DETACHED WAREHOUSE/PRODUCTION UNIT AVAILABLE TO LET COMBINED OR SEPARATELY

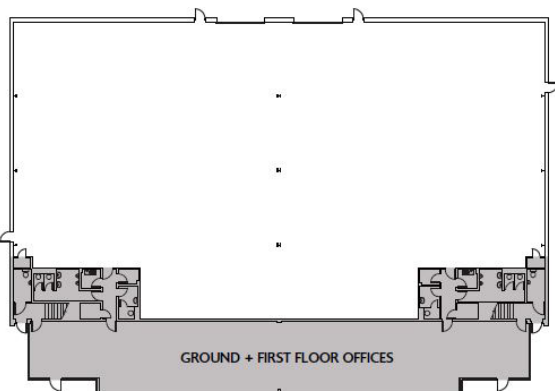
FEATURES

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



Indicative photo



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
WAREHOUSE	4,312	400.6
GROUND FLOOR OFFICE	1,650	153.3
FIRST FLOOR OFFICE	1,310	121.7
TOTAL	7,272	675.6

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

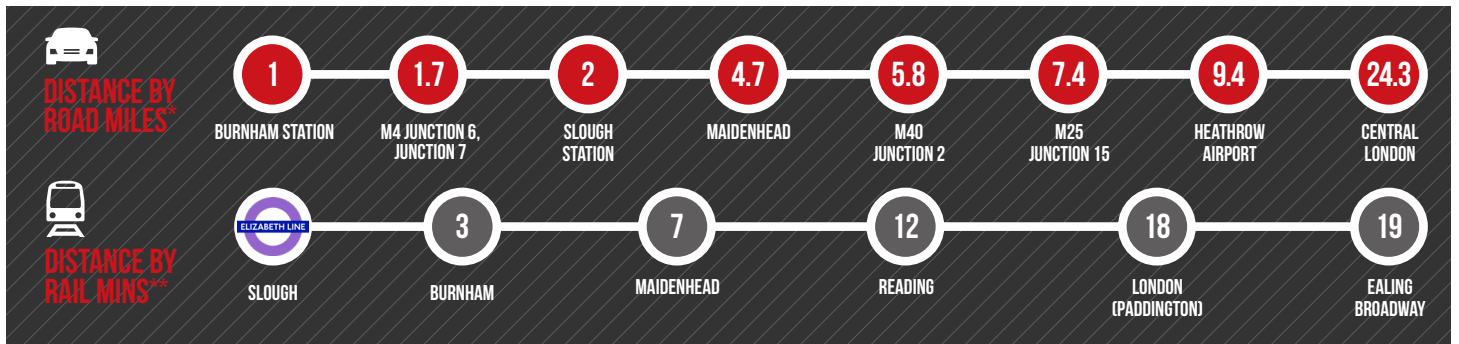
- 11 PLACES TO EAT**
- 2 HIGH STREET BANKS**
- HOTEL ACCOMMODATION**
- MULTIPLE FITNESS FACILITIES**
- 2 NURSERIES**
- HEALTH CENTRE**
- DEDICATED BUS SERVICE**

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
01753 537171



020 3151 5508



020 3151 5585



020 3151 5523



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