

slough trading estate

225

BERWICK AVENUE SL140T



Indicative photo



TO LET
7,117 SQ FT
(661 SQ M)
TWO STOREY BUSINESS UNIT /
50:50 FACILITY

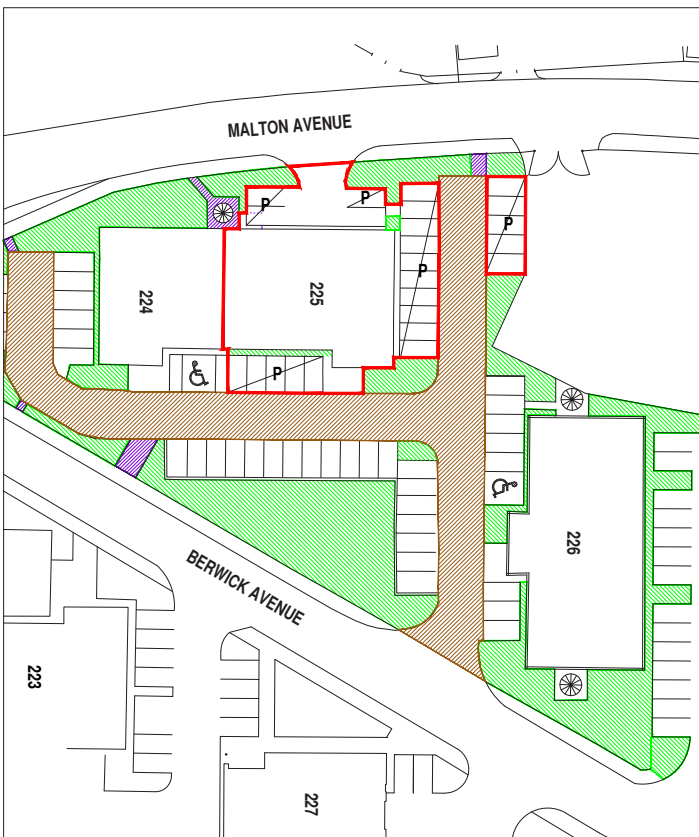
SEGRO

225 BERWICK AVENUE SL1 4QT

SEMI-DETACHED TWO STOREY BUSINESS UNIT/ 50:50 FACILITY SUITABLE FOR HIGH-TECH USES.

THE PROPERTY COMPRISES A FULLY FITTED FIRST FLOOR OFFICE WITH MEETING ROOMS AND GROUND FLOOR IN SHELL AND CORE CONDITION, PROVIDING TENANTS WITH FLEXIBILITY TO FIT OUT TO MEET THEIR BUSINESS REQUIREMENTS.

THE PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF THE BUCKINGHAM CENTRE AMENITY QUARTER AND ITS LOCATION IS IDEAL FOR ACCESS TO THE M4/NATIONAL MOTORWAY NETWORK TOGETHER WITH EXCELLENT RAIL CONNECTIONS TO CENTRAL LONDON AND HEATHROW AIRPORT.



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

FEATURES

The property benefits from:

Ground floor

- Shell and core condition
- Concrete floor
- Exposed ceiling
- LED Lighting
- Roller shutter door
- Male and Female WCs
- Ample on site parking

First floor

- Suspended ceiling
- Raised floor
- Kitchenette
- WC facilities
- Open plan office
- Meeting/ board rooms
- Office desks and chairs available
- EPC - D

USE

- Suitable for B1(B), B1(C) and B8 uses
- 24/7 – No hours of use restrictions

LOCATION

- Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington from Crossrail.

SCHEDULE OF FLOOR AREAS

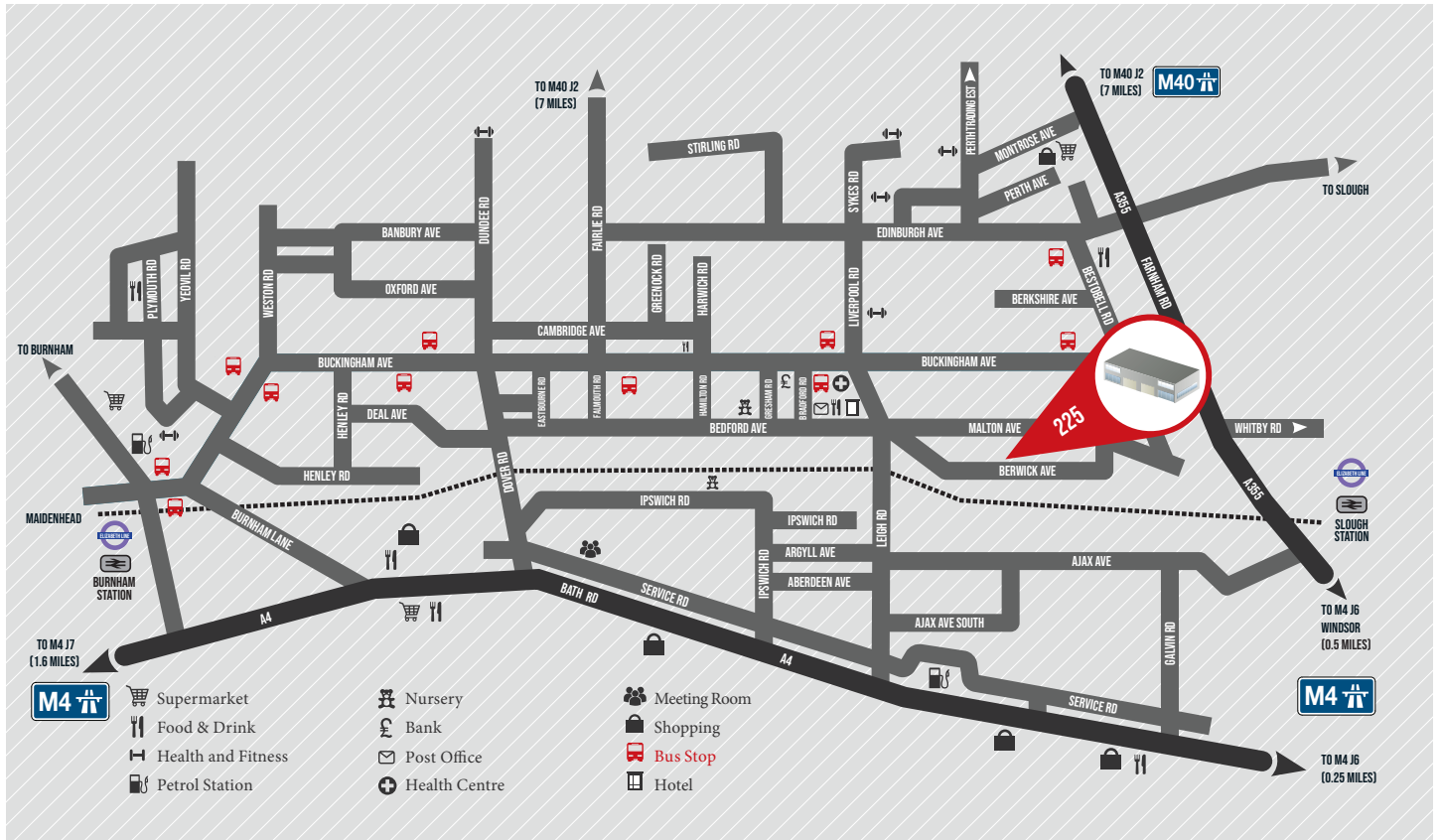
	SQ FT	SQ M
GF OFFICE / STORAGE	0,000	0,000
FF OFFICES	0,000	0,000
TOTAL	7,117	661

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA.

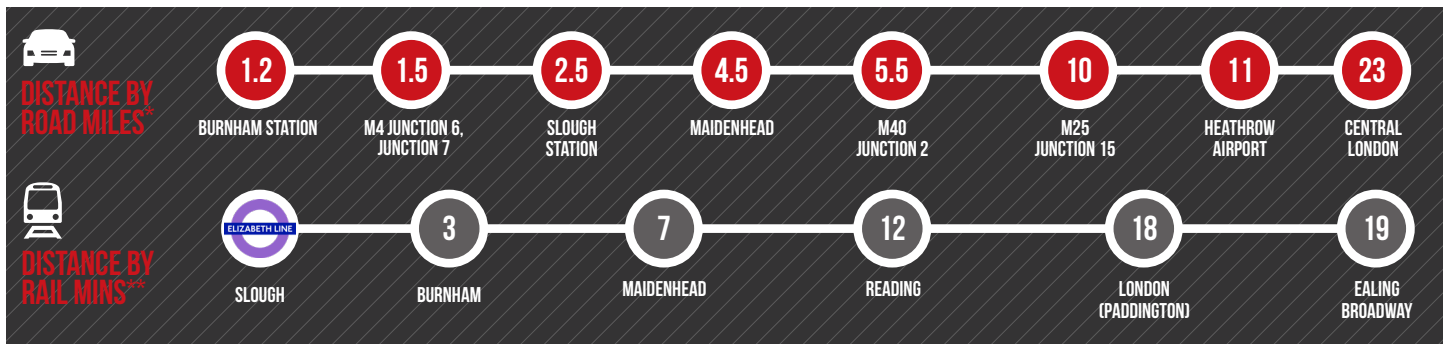


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 225 BERWICK AVE, SL1 4QT. 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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