

slough trading estate

**7A** FAIRLIE  
ROAD  
SL1 4PY

33,768 sq ft  
(3,137 sq m)

Newly refurbished  
warehouse unit to let

SEGRO



Grade A warehouse



Smart building technology



Sustainable



Modern office space



Established location



7A Fairlie Road works harder, is smarter and puts your needs at the centre of everything. Situated on the established and successful Slough Trading Estate, the unit has been designed and refurbished with the customer in mind.



10m clear eaves height

14m clear eaves height



# QUALITY WITHOUT COMPROMISE

### Warehouse

- Minimum clear eaves height of 10m (rising to 14m on party wall)
- 6 electric up and over loading doors
- Very heavy floor loading
- Exceptional height for up to 4,042 UK pallets\*
- Power upgrades available

### Use

- B1, B2, B8
- 24/7 - no hours of use restrictions

### External

- Secure, dedicated 30m yard
- 50 allocated car parking spaces

### Offices

- Ground floor reception
- Fully fitted first floor offices with LG7 PIR lighting, raised access floors, suspended ceilings and electric heaters
- WCs at ground and first floor levels
- 8 person passenger lift
- Ability to add offices at ground floor level

*\*Estimation based on pallet height of 1.5m*



# SPACE FOR A MODERN BUSINESS

Floor areas	Sq ft	Sq m
First floor office	3,482	323
Ground floor office	2,220	206
Warehouse	28,066	2,607
<b>Total</b>	<b>33,768</b>	<b>3,137</b>

All areas are approximate and calculated on a gross external basis



# BUILDING BETTER ENVIRONMENTS



14m CLEAR EAVES HEIGHT

YARD DEPTH 30m

7A Fairlie Road meets some of the highest sustainability standards available, and has been designed to enable businesses to reduce their carbon footprint and deliver financial efficiencies for every occupier.



EPC rating A



PV panels



EV charging



Energy efficient LED lighting



Cycle storage and shower facilities



# DRIVEN BY DATA

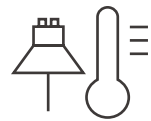
7A Fairlie Road is equipped with our SMART Core package, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.

SMART Core package will measure environmental data, energy use, motion, air quality and water consumption, among other things.



## Energy use

Energy and gas consumption reported on an hourly basis



## Environmental data

Measuring temperature, humidity and lighting levels



## Motion and space

Identifying how people move and interact with the space



## Water consumption

Measuring water usage and trends



## Indoor air quality

Measuring CO<sup>2</sup> and Total Volatile Organic Compounds (TVOCs)

# IDEAL LOCATION

With an unrivalled location at the heart of the Thames Valley, 7A Fairlie Road also benefits from everything the Slough Trading Estate has to offer. Home to many of the world's most successful companies, the estate has developed a reputation as a world class location for business.

## ON THE ROAD

Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport & the wider national motorway network.

## CONNECTED BY RAIL

Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access.



## DISTANCE & TIMES



Distance by road (miles)



Distance by rail (mins)



For more information please  
visit [ste.segro.com](http://ste.segro.com) or contact  
our joint agents:



020 3151 5508



020 3151 5585



020 3151 5523

The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document.