

slough trading estate

805/6
OXFORD
AVENUE
SL1 4LN



TO LET

6,336 SQ FT
(589 SQ M)

PROMINENT WAREHOUSE / OFFICE
AVAILABLE TO LET

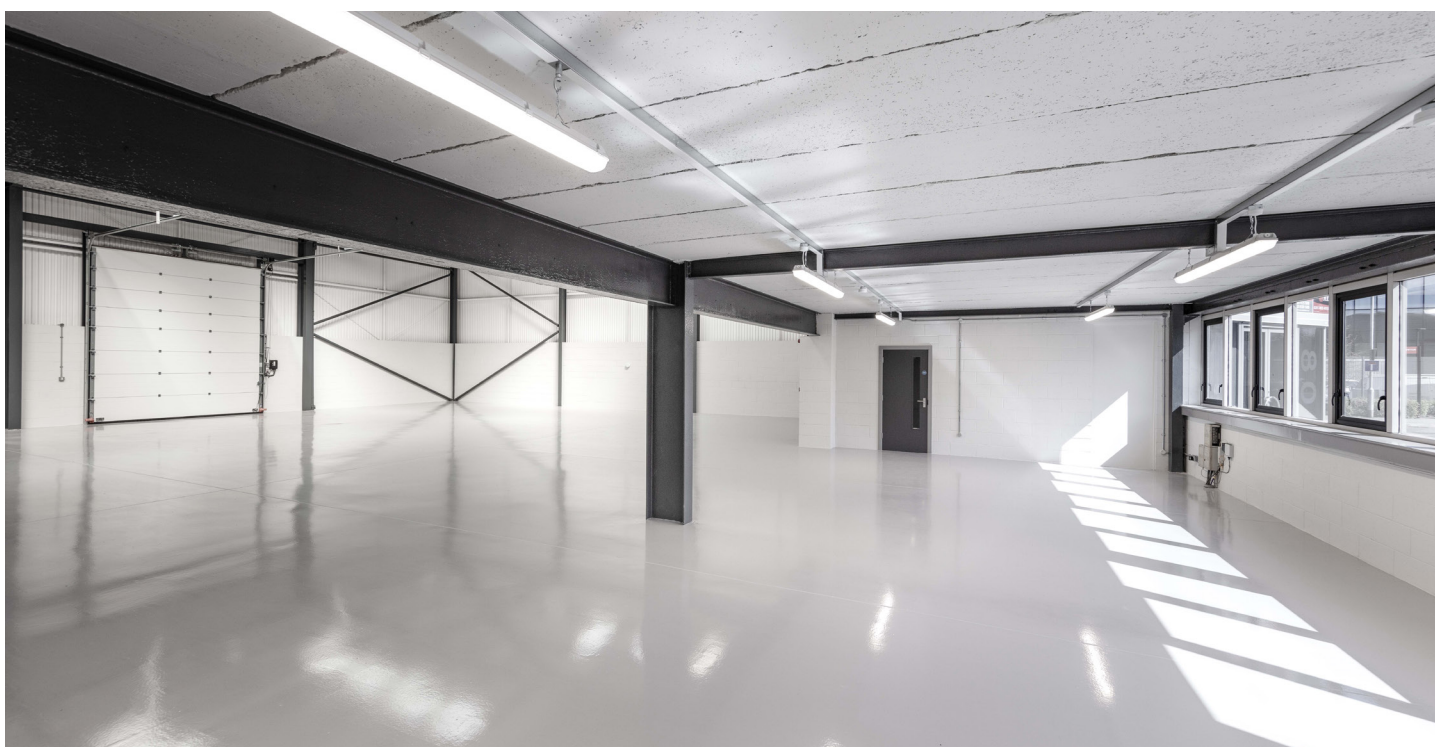
SEGRO

805/6 OXFORD AVENUE SL1 4LN

PROMINENT WAREHOUSE/ TRADE COUNTER UNIT FRONTING OXFORD AVENUE. A PRIME POSITION, LOCATED JUST MOMENTS AWAY FROM THE SLOUGH TRADING ESTATE SHOPS, BANKS, AMENITIES AND MAIN THOROUGHFARE THROUGH THE ESTATE.

WITH GENEROUS LOADING AND A SHARED SECURE YARD, THE UNIT OFFERS 6,336 SQ FT OF NEWLY REFURBISHED SPACE.

A GREAT OPPORTUNITY TO LOCATE IN A PLACE WITH EXCELLENT ACCESS TO JUNCTION 6 & 7 OF THE M4, THE WIDER NATIONAL MOTORWAY NETWORK AND HEATHROW, THE UK'S BUSIEST 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:

Warehouse

- 6.65m eaves height
- 1 up and over loading door
- 3 phase electricity and gas supply
- Fully furnished
- Office accommodation
- Kitchenette
- WC facilities

Offices

- Fully-fitted first floor offices
- WC facilities
- EPC – Available on request

USE

- Suitable for B1(B), B1(C), B2 and B8 uses
- 24/7 – no hours of use restrictions

EXTERNAL

- 14 car parking spaces
- Large shared yard to rear

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 and scheduled to benefit from Crossrail in 2019

805 - FLOOR AREAS	SQ FT	SQ M
GF WAREHOUSE	XXXX	XXXX
FF OFFICE	XXXX	XXXX
TOTAL	XXXX	XXXX

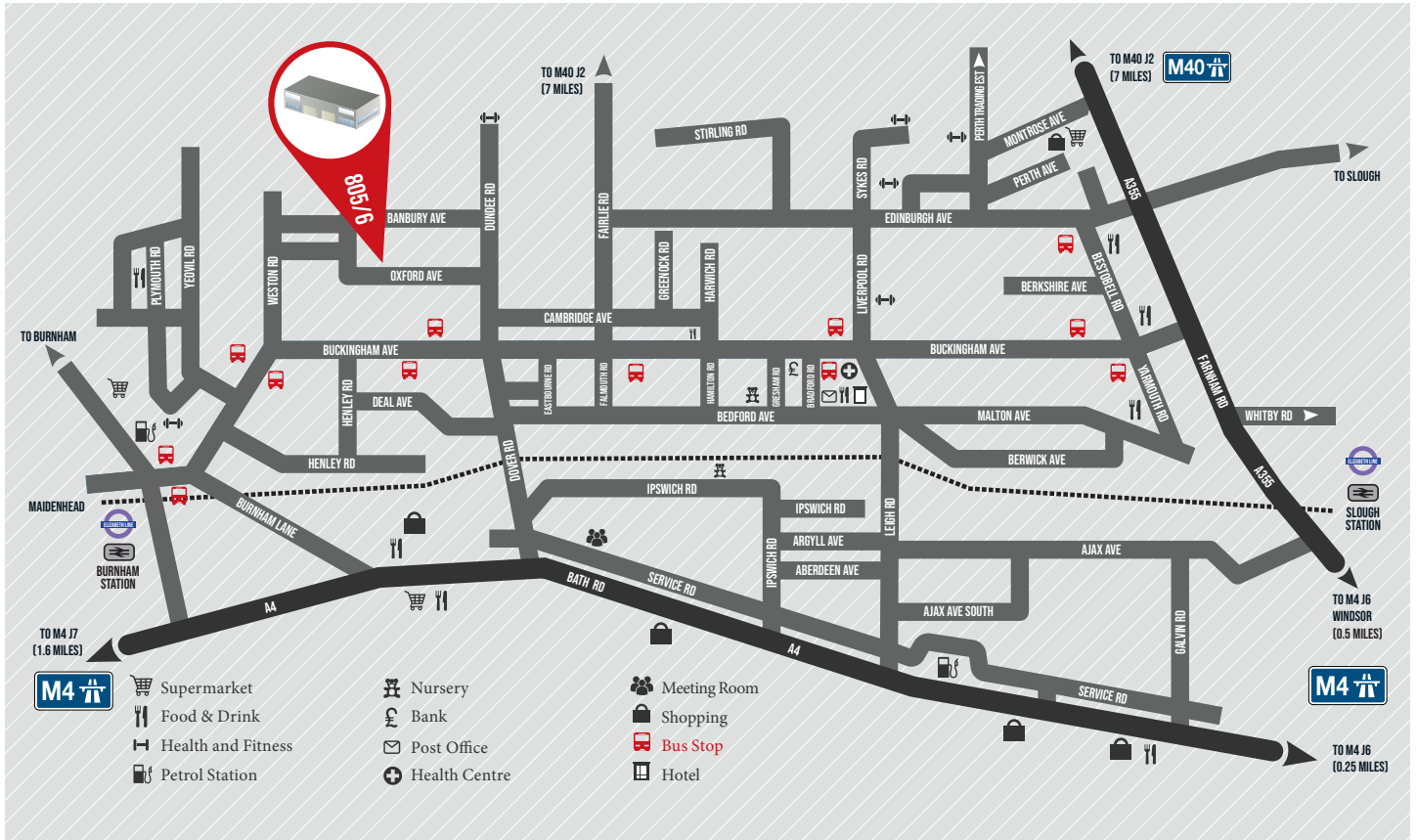
806 - FLOOR AREAS	SQ FT	SQ M
GF WAREHOUSE	XXXX	XXXX
FF OFFICE	XXXX	XXXX
TOTAL	6,336	589

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

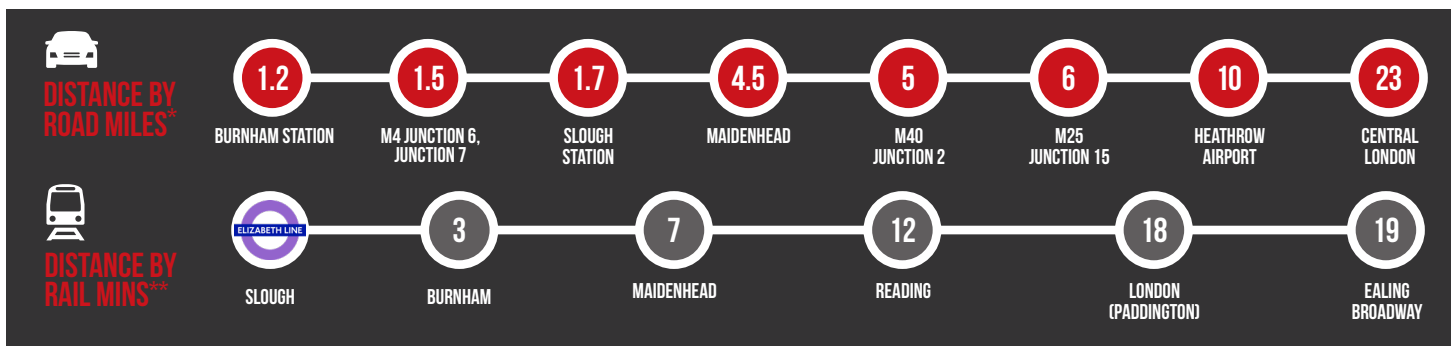


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 805/6 OXFORD AVENUE SL1 4LN. 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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