

TOLET 5, 940 SQ FT 155 warehouse/distribution unit available to let

FEATURES

The property benefits from:

- 6m to underside of haunch
- Covered loading bay
- Sectional, up and over, loading door
- Kitchenette
- Allocated car parking spaces
- 3-phase electricity
- Fully-fitted ground and first floor offices
- WC facilities
- EPC D-87



FLOOR AREAS	SQ FT	SQ M
GF OFFICE	XXX	XXX
FF OFFICE	XXX	XXX
GF WAREHOUSE	XXXX	XXX
TOTAL	5,940	551.82

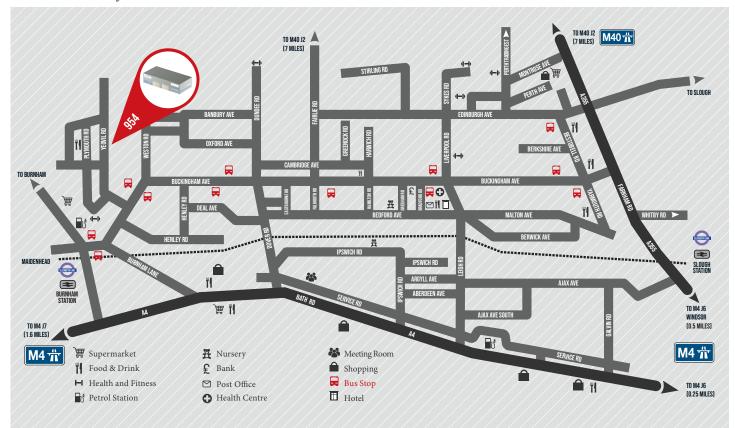
ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA.

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: * 954 YEOVIL ROAD SL1 4NH. 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

AVISON YOUNG 020 3151 5585 GERALDEVE 020 3151 5523





WWW.SEGR**1**.com/ste @Sloughte / 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 representat statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. January 2024 182902