slough trading estate

AVAILABLE NOW

+ Single storey double span industrial unit with two storey offices
+ Self contained secure yard with significant additional 0.68 acre storage and ample parking spaces
+ Extensive refurbishment

segro.com/62whitbyroad



62 WHITBY ROAD | SL1 3DR

38,859 SQ FT

SEGRO

BUILT FOR ACTION

Welcome to 62 Whitby Road. This single storey, double-span warehouse features two storey office space, a self-contained secure yard, and the option to lease additional yard space, offering flexibility for a range of operational needs.

The 38,859 sq ft building offers efficiency and sustainability all in one. Its modern specification sets it apart as well as its location on the well-established Slough Trading Estate. Occupiers will benefit from a wide range of on-site and nearby amenities, enhancing day-to-day convenience for staff and visitors alike.

The location also boasts excellent connectivity, with the Elizabeth Line close by, providing fast and direct access into central London, making commuting and logistics smoother than ever.

Core specification

- 2 level access loading doors
- Self contained secure yard with 2 access gates
- 5m eaves height
- 140 kVA power
- Ample car parking spaces available
- Fully refurbished offices

Sustainability

- EPC Rating A
- Fully electric power supply
- LED Lighting with sensitive controls
- Air source heat pump
- Water saving sanitaryware



THE CHOICE IS YOURS

Alongside the unit's dedicated yard space, two additional areas are available to lease. The south parking area and western yard provide extra room for parking, offering flexibility for your operational needs.

Sustainability has also been central to the unit's design. The building's EPC rating has now reach a rating of A, with several energy-efficient features introduced, including LED lighting, water-saving measures, and air source heat pumps.

Accommodation

	sq ft	sq m
Warehouse	31,905	2,965
Office Ground Floor	3,477	323
Office First Floor	3,479	323
Total	**38,859**	**3,610**

All areas are approximate and calculated on a Gross External Basis.



1 **Area 1:** Ample parking spaces

2 **Area 2:** 98 parking spaces

3 **Area 3:** 0.68 acres compound area for extra parking / storage / lorry park

BE PART OF SLOUGH TRADING ESTATE

More than just an estate, feel at home in a community amongst a variety of amenities. From eating to wellbeing, and all the essentials you need, Slough Trading Estate has plenty to offer beyond the workspace.



A world-class **location**

The M25 is under seven miles away, Heathrow less than nine, and London's West End is just 23 miles away. Slough Trading Estate puts your business at the heart of the action.

And its even better for your workforce:

Walking distance to Burnham station

Get to Paddington in 20 mins

Free shuttle to and from Burnham Station



Plus a wide range of **amenities**

The Buckingham Centre forms the estate's vibrant amenity hub, bringing together essential services and social spaces at its heart and across the wider estate.

See what's happening at Slough Trading Estate:

View our 2026 events

POST OFFICE · COSTA COFFEE · Londis · the gym group · NatWest · GREGGS



With a landlord you can **trust**

For over 100 years, SEGRO has owned and developed properties on Slough Trading Estate, building strong customer relationships along the way.

Our dedicated team manages upkeep, maintenance and security, so you can focus on what matters most. And when you're ready to scale, our portfolio is here to support your growth.



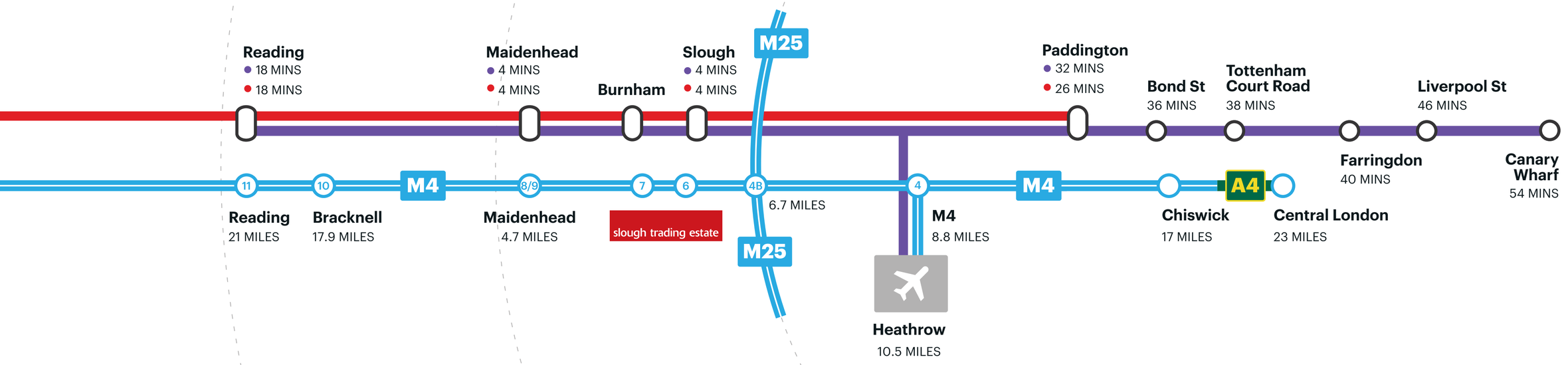
RENOWNED FOR A REASON

Slough Trading Estate is a community in its own right, with places to eat, exercise and shop. From popping to the bank to posting a letter, everything you need is in close proximity.

- Premier Inn Hotel
- Health Centre
- Post Office
- Bank
- Supermarket
- Food and drink
- Health and Fitness
- Shopping
- Bus Stop
- Petrol Station
- Park

MAP NOT TO SCALE

Discover more via our interactive map



Source: Google maps

CONNECTIONS
IN ALL DIRECTIONS



By road

Junctions 6 & 7 of the M4 are 2 miles away, and Junction 2 of the M40 is 6 miles away, which provides excellent access to the M25, Heathrow Airport & the wider national motorway network.



By rail

Providing fast and direct rail access, Slough and Burnham Railway stations are within 3 miles of the estate.

slough trading estate

For more information please visit **STE.SEGRO.com**
or contact our joint agents:

JLL

Sarah Downes
020 3151 1317

Thomas Bond
020 3151 1326

BNP PARIBAS REAL ESTATE

Saffron Harding
020 3151 1081

Sam Vyas
020 3151 1089

segro.com/62whitbyroad

62 WHITBY ROAD
SL1 3DR

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com

The content of this document is believed to be correct at the date of Publication. However, the Company and its retained agents accept no responsibility or liability for (or make 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. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. September 2026

SEGRO