



slough trading estate

698-699
STIRLING
ROAD
SL1 4ST

BUILD TO SUIT

A rare opportunity to create your
perfect working environment

Build to Suit opportunity
immediately available on
a 2.27 acre plot.

Unit size up to 50,000 sq ft

SEGR

IT'S YOUR CHOICE — BUILD TO SUIT MEANS WHAT IT SAYS

We are delighted to offer a unique opportunity on the Slough Trading Estate to work alongside the development team at SEGRO to create a space bespoke for you.

A space that meets all your needs and more. A space that enables you to reach taller (eaves) heights and achieve your goals.

Discover a flavour of what your new building could look like, with the flexibility to adjust enhanced by the Simplified Planning Zone.

Simplified Planning Zone

Slough Trading Estate has Simplified Planning Zone status. This means that planning permission for specific forms of development is already granted. The benefits include:

- Speed – no need for the normal lengthy planning process. Your building can be delivered more quickly.
- Certainty – planning permission for compliant forms of development is guaranteed. You can plan for your business and your new development with confidence.
- Use – applicable to a broad range of uses including industrial, warehousing and R&D.
- SEGRO have funding in place, a dedicated in-house development team and a proven track record in SPZ delivery.

FLEXIBLE & SUSTAINABLE

Make no compromises on what works for your business and workforce...

* There really is no small print. We work with you to build workspaces that are tailored to your specific requirements.



BEST IN CLASS DESIGN



YARD DEPTH UP TO 58 METRES



SPEED OF DELIVERABILITY VIA SPZ



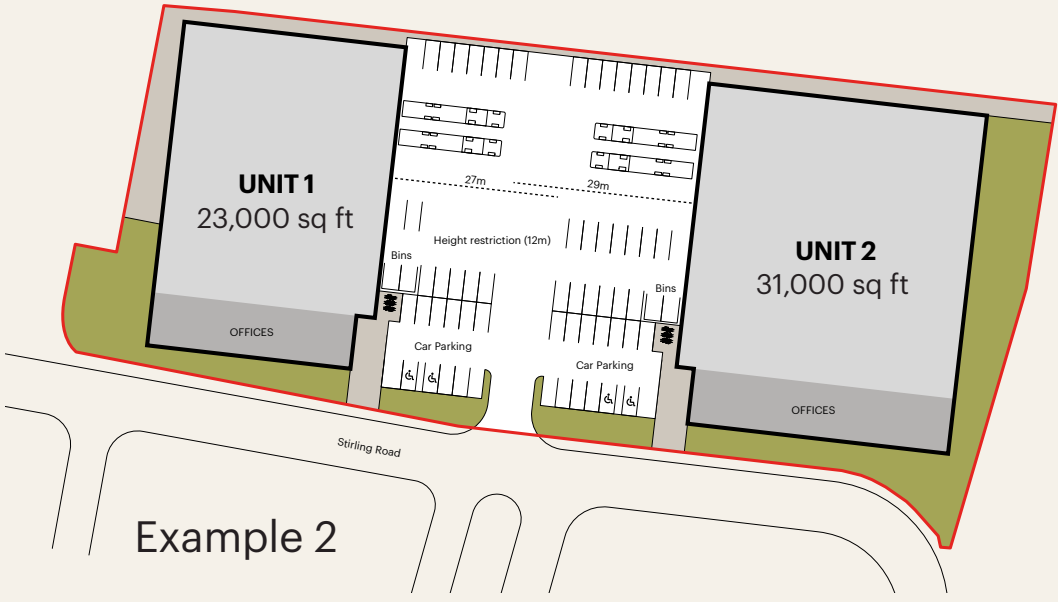
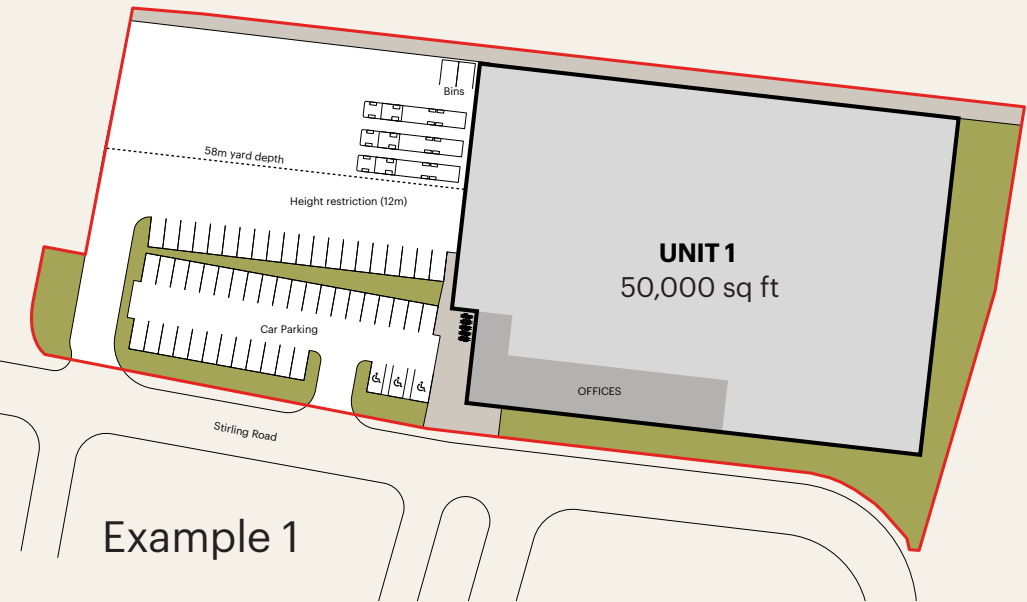
SEGRO AS DELIVERY PARTNER AND ON-SITE SERVICE PROVIDER



A UNIQUE OPPORTUNITY

*INDICATIVE ONLY

These are just two of the many potential building layouts for your plot



Outdoor amenity space at SEGRO Park Tottenham

...and make no compromises on what works for the environment

The evidence only points in one direction and that is people perform better when happier in their workplace.

We want to deliver a building at 698-699 Stirling Road to create a workplace to benefit your employees and achieve your environmental aspirations.

BREEAM

BREEAM EXCELLENT (Targeting)



EPC A+ (Targeting)



PV PROVISION
Generating discounted renewable energy



MULTIPLE EV CHARGERS
With flexibility to add more



HIGH-QUALITY LANDSCAPED ENVIRONMENT



TEAM OF DEDICATED LANDSCAPERS ON-SITE



LITTER PICKERS ON-SITE
5 days a week



SECURE CYCLE SHELTERS
With green roofs

BE PART OF SLOUGH TRADING ESTATE

Amenities

- 127-room Premier Inn
- 10 places to eat
- 1 high street bank
- 2 gyms, trampoline park, Crossfit training
- 1 children's nursery
- Healthcare centre
- Post office
- 1 dry cleaners

Security

- Award-winning Business Watch team
- 102 CCTV cameras monitored 24/7 everyday
- Out-of-hours security patrols
- ANPR

Support

- On-site property management and customer experience teams
- Low service charge fees
- Exclusive estate services and discounts

Connections

- Direct access to the Elizabeth line
- 1.5 miles to M4 Junctions 6 and 7
- 20 minute train journey to London Paddington
- Dedicated bus service to Slough and Burnham train stations
- Exclusive estate services and discounts

Connectivity

- Multiple fibre providers
- One of UK's largest dedicated biomass energy plant on-site



24/7 CCTV monitoring



Dedicated landscapers on-site



Local businesses discount card



Active Estate security



Spaces to recharge the mind (and your phone)

ON YOUR DOORSTEP

With an unrivalled location at the heart of the Thames Valley, 698-699 Stirling 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.



By 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.

By Rail

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

Distance & times

Source: Google maps. Road distances are based on departing 698-699 Stirling Road at 8am and rail times are based on leaving Slough station at 8am on a weekday.

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



020 3151 5508



020 3151 5585

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. See www.SEGRO.com for further information.

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