

slough trading estate



**160-161**  
**BESTOBELL**  
**ROAD**  
**SL1 4UE**

**TO LET**

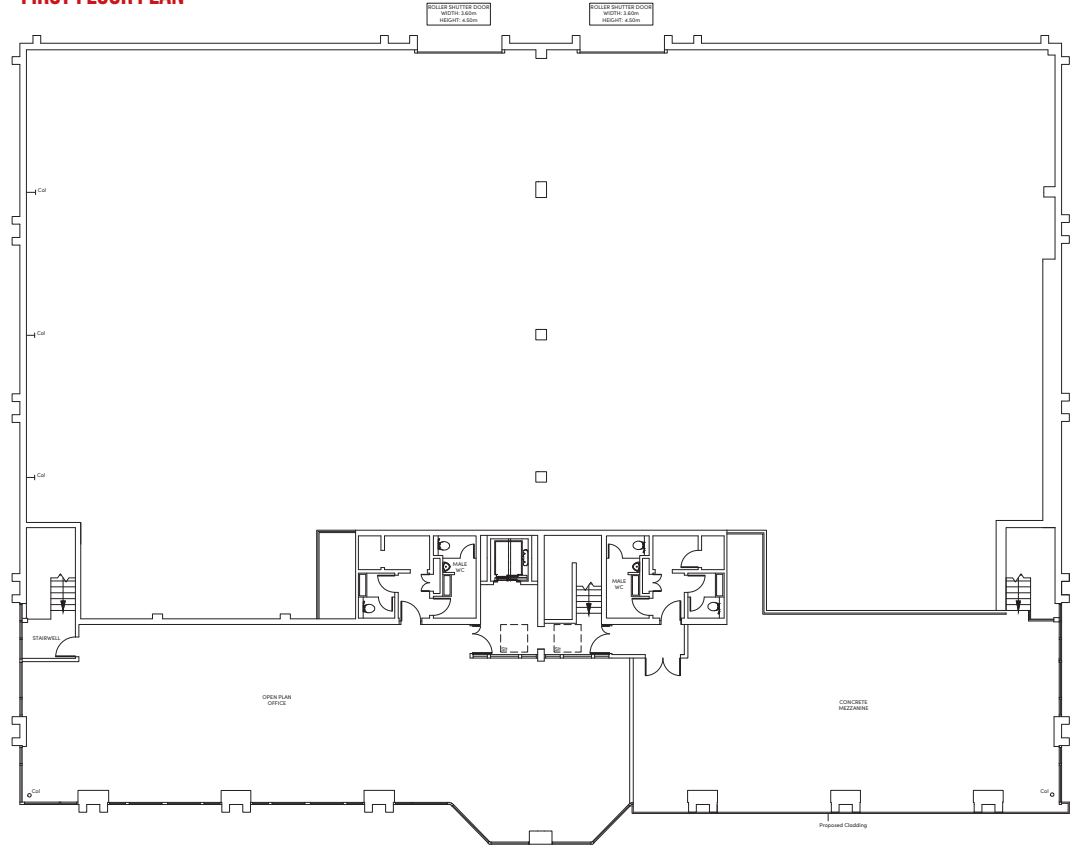
**21,284 SQ FT**  
**(1,977 SQ M)**

**NEWLY REFURBISHED AND  
HIGHLY SUSTAINABLE  
WAREHOUSE/PRODUCTION UNIT,  
WITH SECURE YARD**

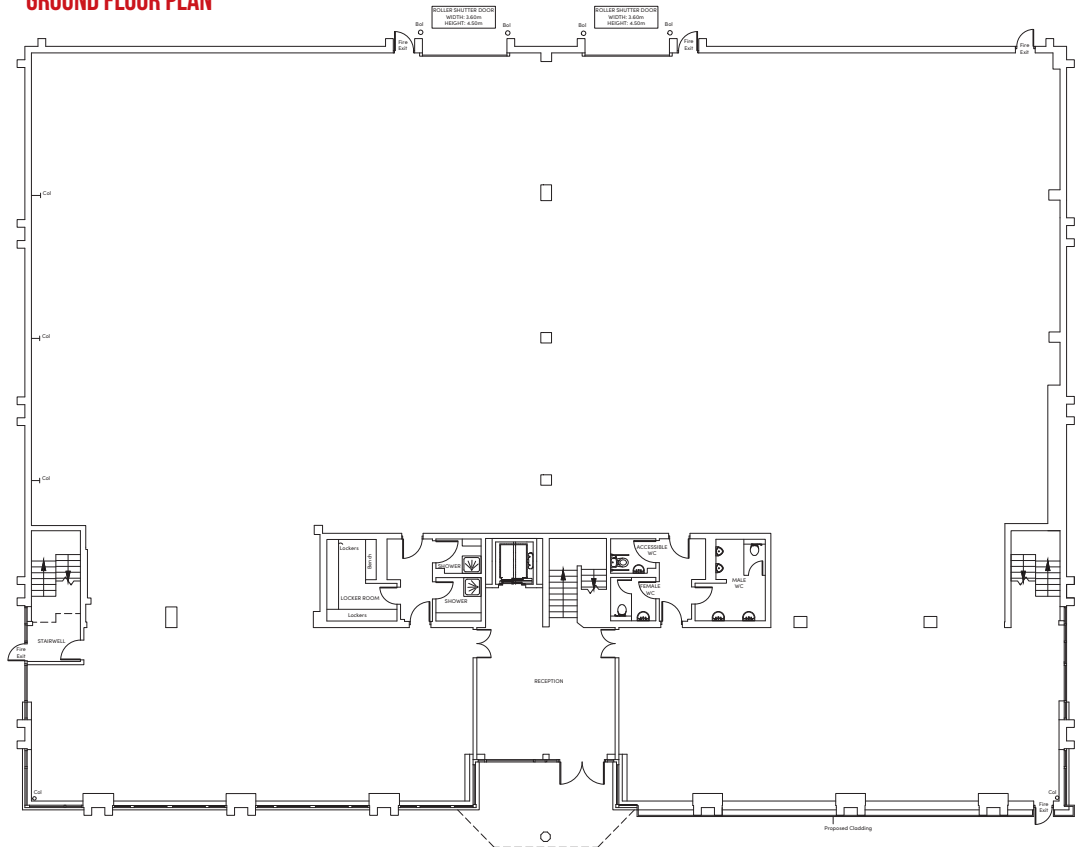
**SEGRO**

# 160-161 BESTOBELL ROAD SL14UE

## FIRST FLOOR PLAN



## GROUND FLOOR PLAN



## FEATURES

The property benefits from:

Warehouse:

- 5.2m to underside of haunch
- 2 electronically operated loading doors
- 3 phase electricity
- EPC rating A-4

Offices:

- Fully fitted first floor offices with air conditioning
- Dedicated fitted kitchen space
- DDA approved platform lift

## USE

- Suitable for E(gii and iii), B2 and B8 uses
- 24/7 – no hours of use restrictions

## EXTERNAL

- 30 car parking spaces
- 4 EV charging points
- Large, secure, private yard to rear

## LOCATION

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

## FLOOR AREAS

**TOTAL**

**SQ FT**

**21,284**

**SQ M**

**1,977**

GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

**WITH SUSTAINABILITY AT THE FOREFRONT OF THE REFURBISHMENT WORKS, 160/161 BESTOBELL ROAD IS TARGETING A BREAAAM EXCELLENT RATING AND WILL BE OPERATIONALLY NET ZERO CARBON.**

### ADDITIONAL FEATURES INCLUDE:

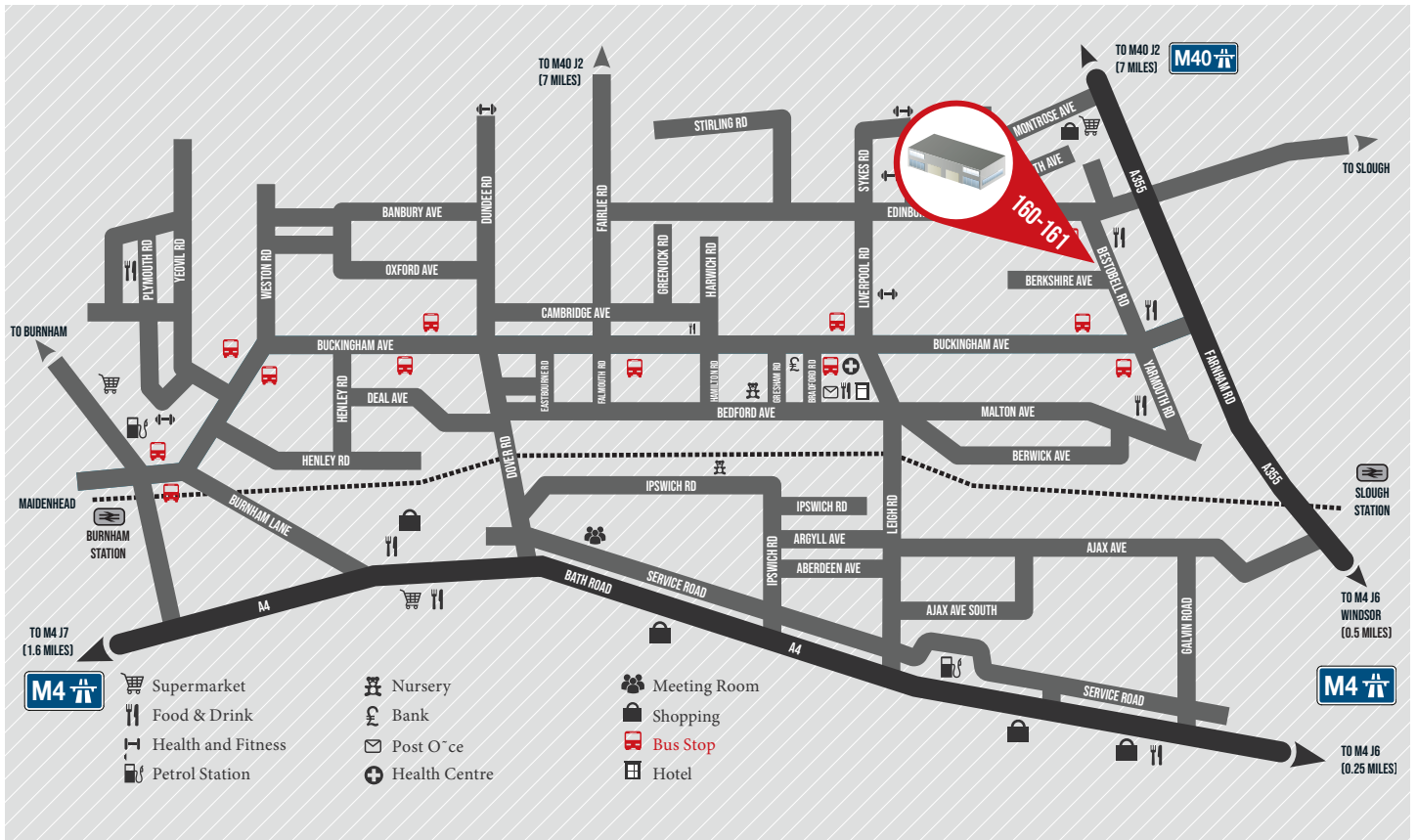
- LIGHTING UPGRADES WITH INTRODUCTION OF LED FITTINGS, PIR SENSORS AND DAYLIGHT SAVING TECHNOLOGY
- RENEWABLE ENERGY, WITH INSTALLATION OF PV PANELS TO SUPPORT BASE BUILDING DESIGN
- REDUCTION IN WATER CONSUMPTION, WITH INTRODUCTION OF WATERLESS URINALS, DUAL FLUSH VALVES AND NON CONCUSSIVE TAPS
- INSTALLATION OF VRF VENT AND HEAT SYSTEM WITH CO2 SENSORS AND HEAT RECOVERY PROVISIONS
- DECREASING U VALUES, WITH IMPROVEMENTS TO FAÇADE
- UTILISING SUSTAINABLE MATERIALS WITHIN OFFICES AND COMMON PARTS
- WELCOMING WILDLIFE, WITH INTRODUCTION OF LIVING GREEN WALL AND BIKE SHED WITH BIODIVERSE ROOFING
- EV CAR CHARGING

**11 PLACES TO EAT**  
**2 HIGH STREET BANKS**  
**HOTEL ACCOMMODATION**  
**MULTIPLE FITNESS FACILITIES**  
**2 NURSERIES**  
**HEALTH CENTRE**  
**DEDICATED BUS SERVICE**

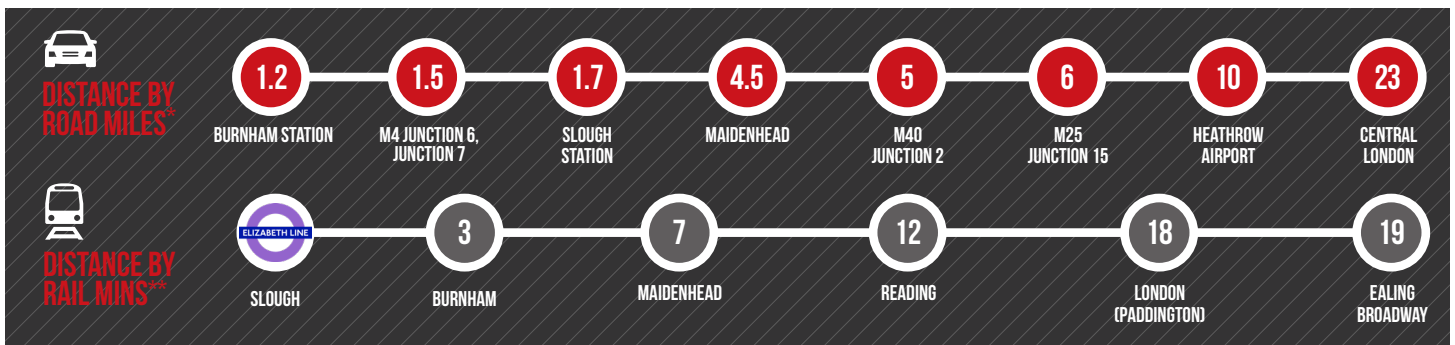


# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 160-161 BESTOBELL ROAD, SL1 4UZ. 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  
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**JLL**  
020 8759 4141  
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