

slough trading estate

349

**EDINBURGH
AVENUE
SL14TU**



TO LET
5,540 SQ FT
(515 SQ M)

**PROMINENT INDUSTRIAL/WAREHOUSE
/ TRADE COUNTER UNIT WITH EXCELLENT
PARKING RATIO**

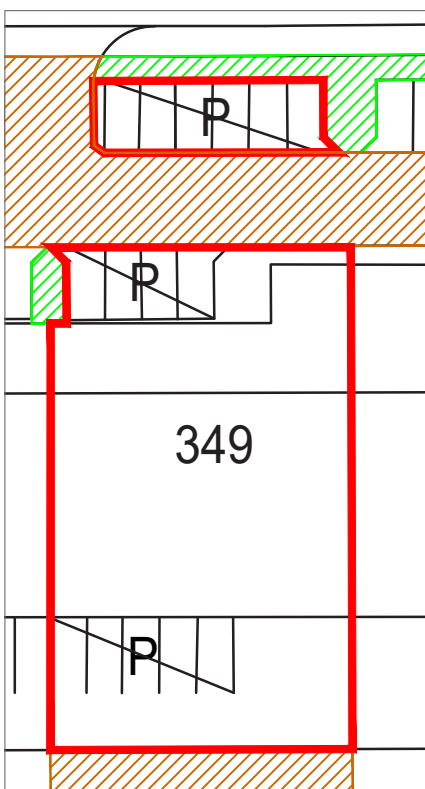
SEGRO

349

**EDINBURGH
AVENUE
SL14TU**

PROMINENT WAREHOUSE/ TRADE COUNTER UNIT FRONTING EDINBURGH AVENUE A MAIN THOROUGHFARE OF THE SLOUGH TRADING ESTATE, MAKING THEM POPULAR WITH COMPANIES SEEKING A HIGH PROFILE.

THE YARD AREA IS ACCESSED BOTH FROM LIVERPOOL ROAD AND EDINBURGH AVENUE. THE UNITS ARE CLOSE TO THE BANKS, TRADING ESTATE SHOPS, TRADE COUNTER AND MOTOR DEALERSHIP AREAS. EDINBURGH AVENUE OFFERS DIRECT ACCESS TO THE A355 FARNHAM ROAD, WHICH IN TURN LEADS DIRECTLY TO JUNCTION 6 OF THE M4 TO THE SOUTH AND JUNCTION 2 OF THE M40 TO THE NORTH.



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

- Minimum eaves height 5.3m
- 1 electrically operated up and over loading door
- 3-phase electricity
- Kitchenette

Offices

- Fully-fitted first floor offices
- Ability to fit out additional offices in undercroft
- Male and female WCs
- Steam fired central heating
- EPC – C-68

USE

- Suitable for B1(B), B1(C), B2 and B8 uses
- 24/7 – no hours of use restrictions
- Situated on Buckingham Avenue, the main East - West thoroughfare on the Estate

EXTERNAL

- 15 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

FLOOR AREAS

	SQ FT	SQ M
FF OFFICE	1,170	108.73
WAREHOUSE & ANCILLARY	4,370	406.01
TOTAL	5,540	514.74

GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

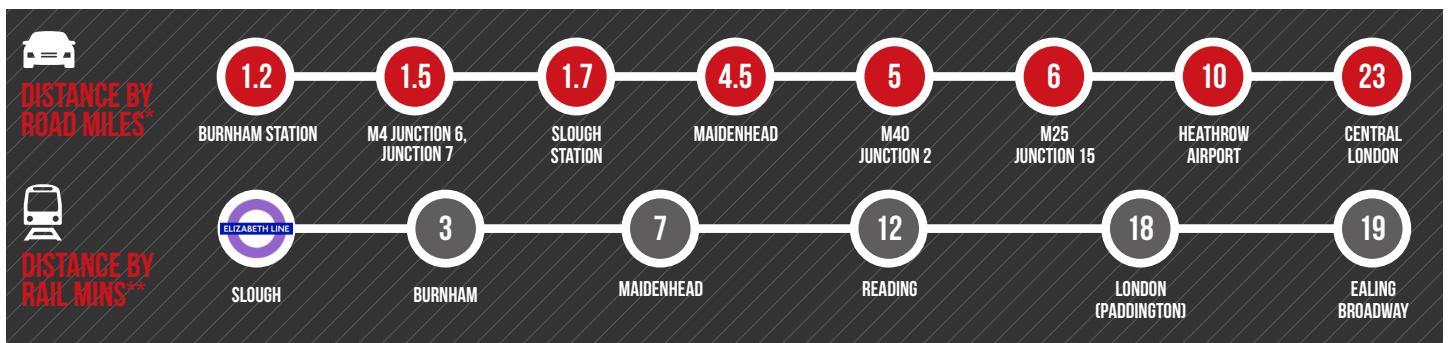


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 349 EDINBURGH AVENUE SL1 4TU. 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

JLL
020 8759 4141
020 7493 4933
jll.co.uk/property

CUSHMAN & WAKEFIELD
020 7935 5000
020 8569 1600
cushman.wakefield.co.uk



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 representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. October 2022 182902

STE.SEGRO.COM
@SLOUGHTE