

slough trading estate



160

**EDINBURGH
AVENUE
SL1 4UE**

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

**NEWLY REFURBISHED
WAREHOUSE UNIT TO LET**

SEGRO

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**NEWLY REFURBISHED
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SEGR

EV
CHARGING
POINTS

PV PANELS
PRODUCING
ANNUAL ENERGY
OF 114 MWH

CREATING
93.5 KG
OF OXYGEN
PER YEAR

EXTRACTING
71.5 KG
OF CARBON
PER YEAR

Situated on the established and successful Slough Trading Estate, 160 Edinburgh Avenue is perfect for occupiers demanding the best from sustainability and sustainable technology.

The unit boasts excellent sustainability credentials, including BREEAM 'Excellent' rating and has been certified as operationally net zero carbon.

In addition to this, the refurbishment benefits from the use of sophisticated green technology and materials throughout.

GREEN WITHOUT COMPROMISE



MECHANICAL
VENTILATION WITH
HEAT RECOVERY

IMPROVES
WELLBEING

A BREATH OF FRESH IDEAS

We know that green walls look beautiful, but their performance goes way beyond aesthetics. They can help reduce the amount of heat lost through a building's structure by more than 30%*, whilst also soaking up rainfall that would usually run off the walls, absorb carbon, produce oxygen and significantly reduce noise levels.

Exposure to green walls has also led to increases in efficiency, creativity and memory recall whilst also enhancing physiological and psychological wellbeing.



REDUCES ENERGY CONSUMPTION



ABSORBS CARBON



PRODUCES OXYGEN



REDUCES NOISE



IMPROVES WELLBEING

**Source: University of Plymouth's Sustainable Earth Institute*

SPACE THAT SPEAKS **VOLUMES**

PIR SENSORS
ACTIVATED
LIGHTING

FEATURES



5.2M EAVES HEIGHT



2 ELECTRONICALLY OPERATED LOADING DOORS



3 PHASE ELECTRICITY



EPC RATING A+



30 CAR PARKING SPACES



4 EV CHARGING POINTS



LARGE, SECURE, PRIVATE YARD TO REAR

A WORKING ENVIRONMENT THAT WORKS FOR EVERYBODY

DAYLIGHT
SENSORS

ENERGY
EFFICIENT
LED LIGHTING

PHOTOCATALYTIC
PAINT



AIR SOURCE HEAT
PUMP FOR HEATING
AND COOLING

RECLAIMED AND
REUSED BUILDING
MATERIALS

ON-PREMISE
RENEWABLE
ENERGY
PRODUCTION



WATER
REDUCING
MEASURES

EVERYTHING CONSIDERED

At 160 Edinburgh Avenue, the very best considerations have been made for the needs of a modern business. From the reuse of materials to the creation of comfortable environments for both occupiers and local wildlife.



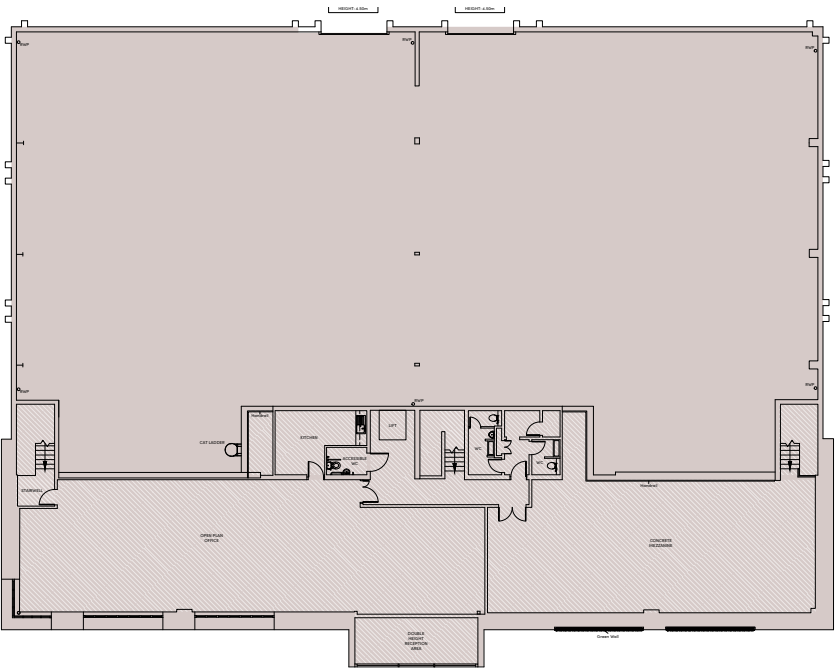
FULL
ACCESSIBILITY
FOR ALL



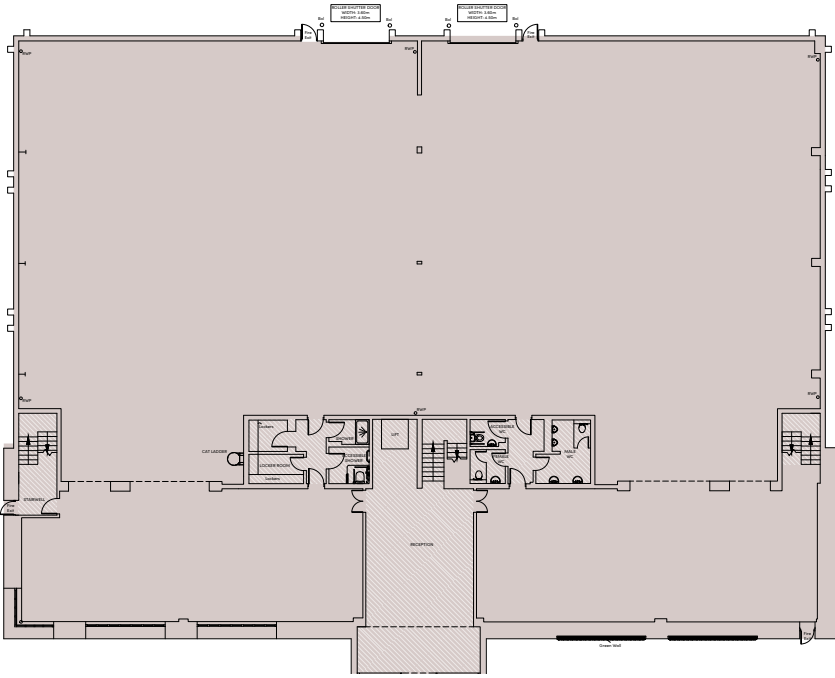
INSECT
HABITATS



FIRST FLOOR



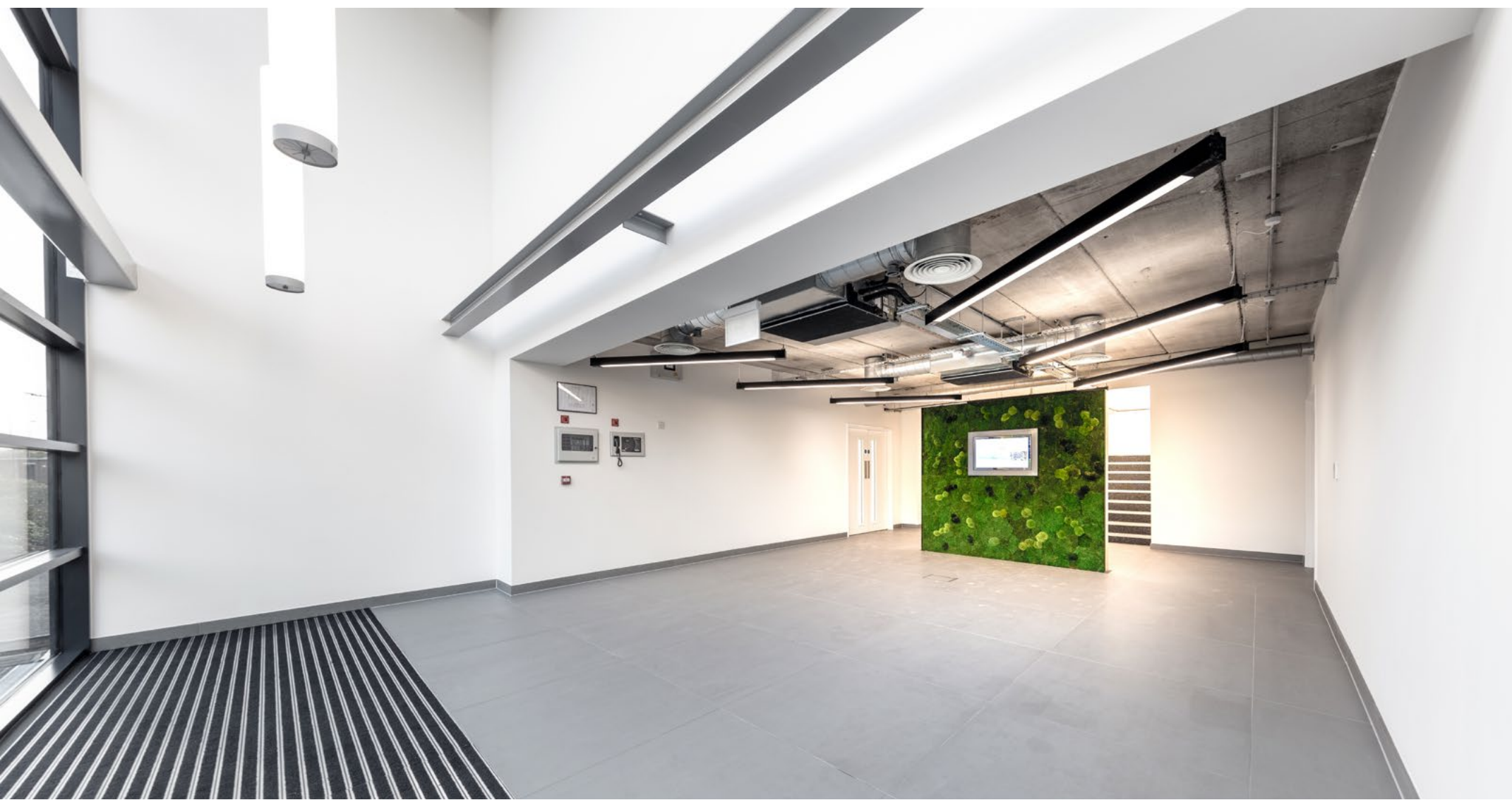
GROUND FLOOR



FLOOR AREAS	SQ FT	SQ M
FIRST FLOOR OFFICE	3,302	306.8
MEZZANINE STORE	1,886	175.2
WAREHOUSE	16,096	1,495.4
TOTAL	21,284	1,977.4

ALL AREAS ARE APPROXIMATE AND CALCULATED ON A GROSS EXTERNAL BASIS

FLOORPLATES NOT TO SCALE. INDICATIVE ONLY.



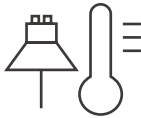
DRIVEN BY DATA

160 Edinburgh Avenue is equipped with our SMART Core package, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.

SMART Core will measure environmental data, energy use, motion, air quality and water consumption, among other variables.



ENERGY USE
Energy and gas consumption reported on an hourly basis



ENVIRONMENTAL DATA
Measuring temperature, humidity and lighting levels



MOTION AND SPACE
Identifying how people move and interact with the space



WATER CONSUMPTION
Measuring water usage and trends



INDOOR AIR QUALITY
Measuring CO₂ and Total Volatile Organic Compounds (TVOCs)

IDEAL LOCATION

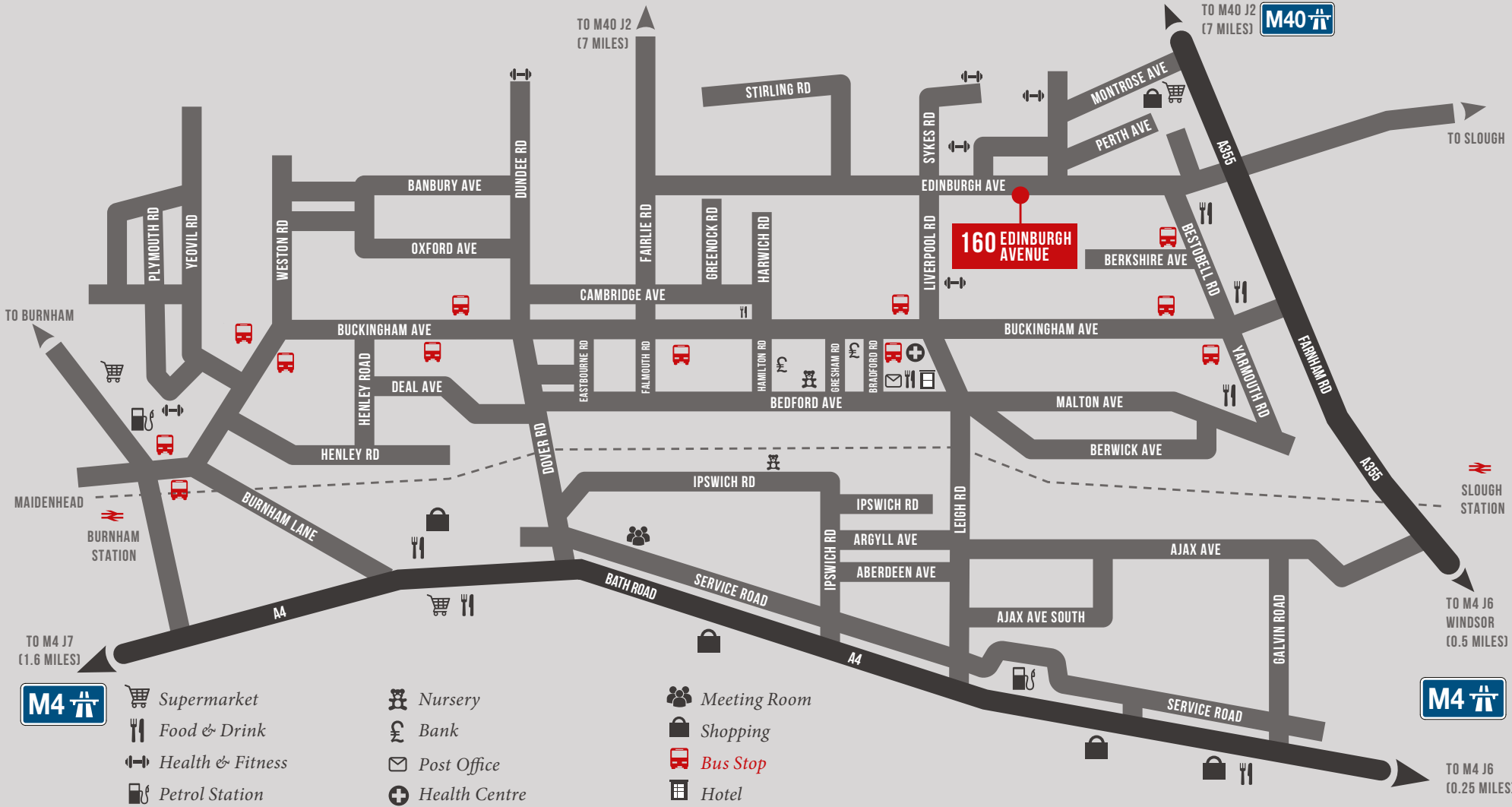
With an unrivalled location at the heart of the Thames Valley, 160 Edinburgh Avenue also benefits from everything the Slough Trading Estate has to offer. Home to many of the world's most successful companies, the estate has developed a reputation as a world class location for business.

ON THE 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.

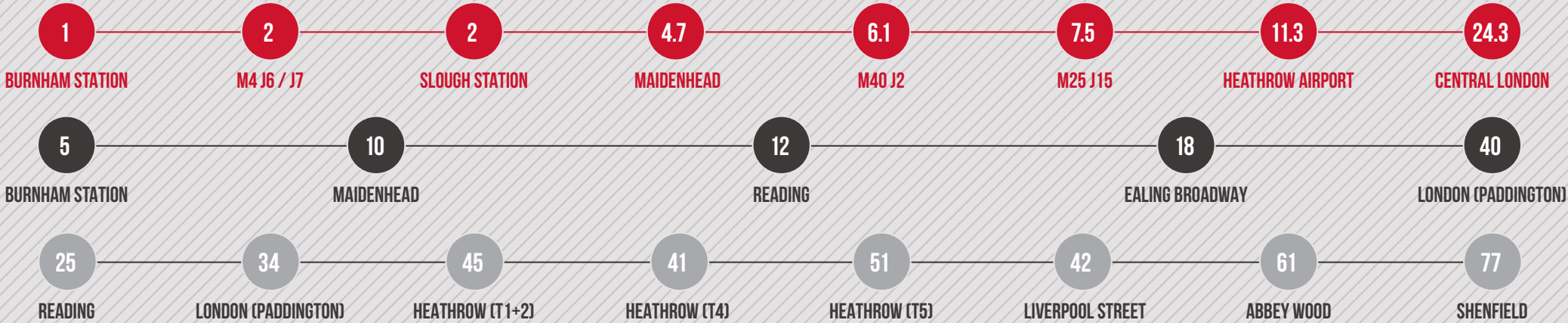
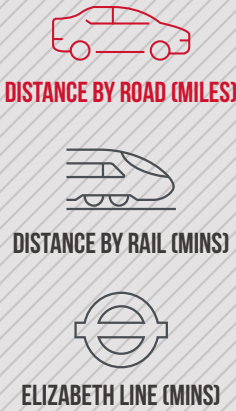
CONNECTED BY RAIL

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 160 Edingburgh Avenue at 8am and rail times are based on leaving Slough station at 8am on a weekday.



FOR MORE INFORMATION PLEASE
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