

slough trading estate

71

Buckingham
Avenue

SL1 4PN

End of terrace partially fitted office space
4,592 sq ft (426.6 sq m)

Available to let

SEGR

71

Buckingham Avenue

Accommodation

First floor office	262.6 sq m	2,827 sq ft
Ground floor office	164 sq m	1,765 sq ft
Total	426.6 sq m	4,592 sq ft

(Measurements are based in GEA)

Features & Benefits



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



Entrance and courtyard

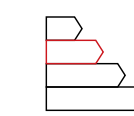


First floor office

Summary

An end of terrace self-contained partially fitted office building over two floors with the capability to utilise the ground floor for warehouse/storage purposes. The building also benefits from 17 car parking spaces and is superbly positioned for access to local amenities and facilities.

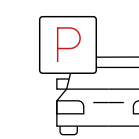
Amenities



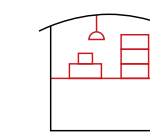
EPC Rating B



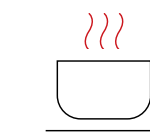
LED lighting



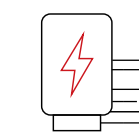
17 car parking spaces



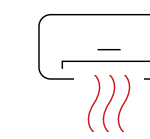
Partially fitted office space



Kitchenettes (GF & FF)



Ground floor storage / warehouse (potential)



Air conditioning



Male & female WCs



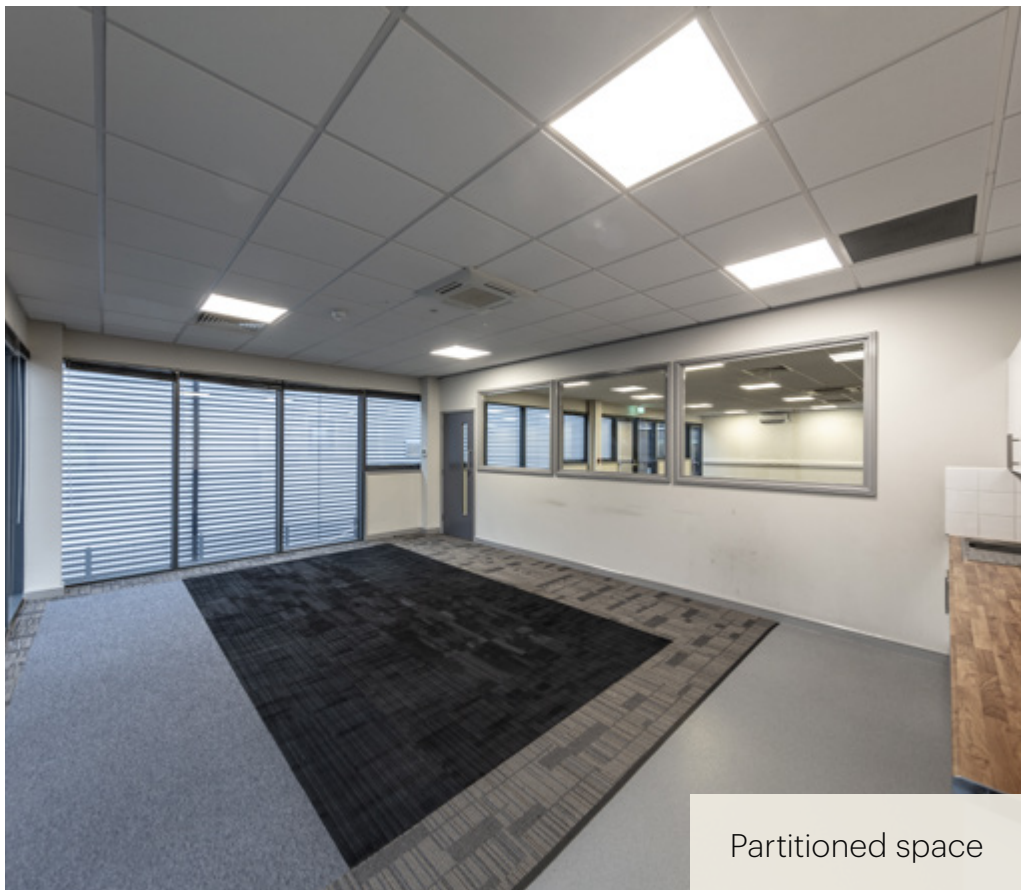
Kitchenette



First floor office



Partitioned space



Partitioned space



Car parking spaces

Term

The property is available on a new FRI lease for a term to be agreed.

Business Rates

Interested parties are advised to make their own enquiries to the Valuation Office Agency.

Location

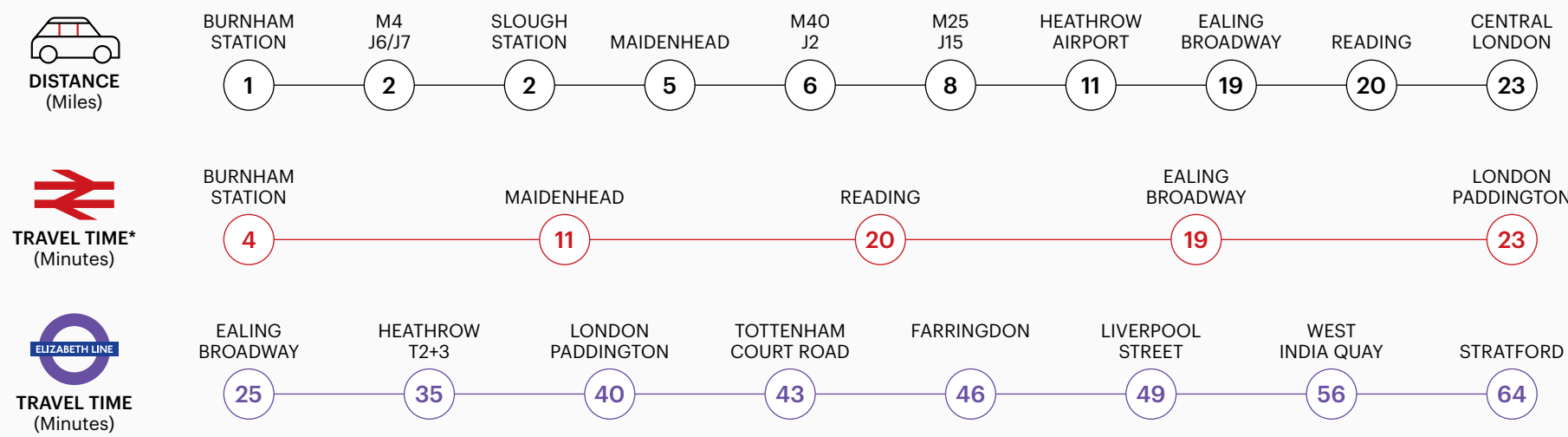
71 Buckingham Avenue benefits from multiple access routes from Buckingham Avenue, which is the main throughfare through Slough Trading Estate; this offers direct access to the A355 Farnham Road, which in turn leads directly to Junction 6 of the M4 to the south and Junction 2 of the M40 to the north. Burnham Train Station is located within a 15 minute walk and provides direct access to London Paddington and serviced by the Elizabeth Line.

Amenities

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 just a short walk away.



Connections



*from Slough Rail Station

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

For more information please visit STE.SEGRO.com or contact our agent:

