

226
BERWICK
AVENUE
SL14QT



TO LET 2,030 - 4,069 SQ FT (189 - 378 SQ M)
TWO HIGH QUALITY, REFURBISHED GROUND FLOOR OFFICE SUITES AVAILABLE TO LET COMBINED OR SEPERATELY

DESCRIPTION

Available are two fully fitted ground floor office suites providing an open plan workspace that is finished to a high specification. The brick and glazed exterior is set in an attractive landscaped setting that is ideal for access to the M4 and national road network, as well as rail connections to Central London and Heathrow Airport.

The suites are conveniently located within a close proximity to the amenities of the Buckingham Centre (Premier Inn, Costa, Gregg's) and can be leased combined or separately.

FEATURES

The suites benefit from:

- A full refurbishment
- Refurbishment works to the common areas to complete Q2 2021
- Suspended ceilings
- Raised access floor
- Fully carpeted
- Comfort cooling
- Shared male and female WCs
- 10 parking spaces per office suite

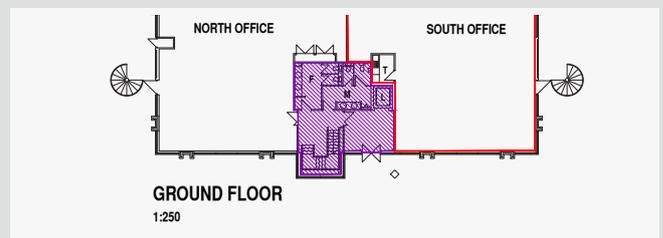
SERVICES

- 24-hour on-site CCTV and security team
- Professional customer care team
- A large employment base providing access to the very best talent the region has to offer

226 NORTH - FLOOR AREA	SQ FT	SQ M
GF OFFICE	2,039	189.4
TOTAL	2,039	189.4

226 SOUTH - FLOOR AREA	SQ FT	SQ M
GF OFFICE	2,030	188.6
TOTAL	2,030	188.6

ALL AREAS MEASURED ON AN APPROXIMATE NET INTERNAL AREA.

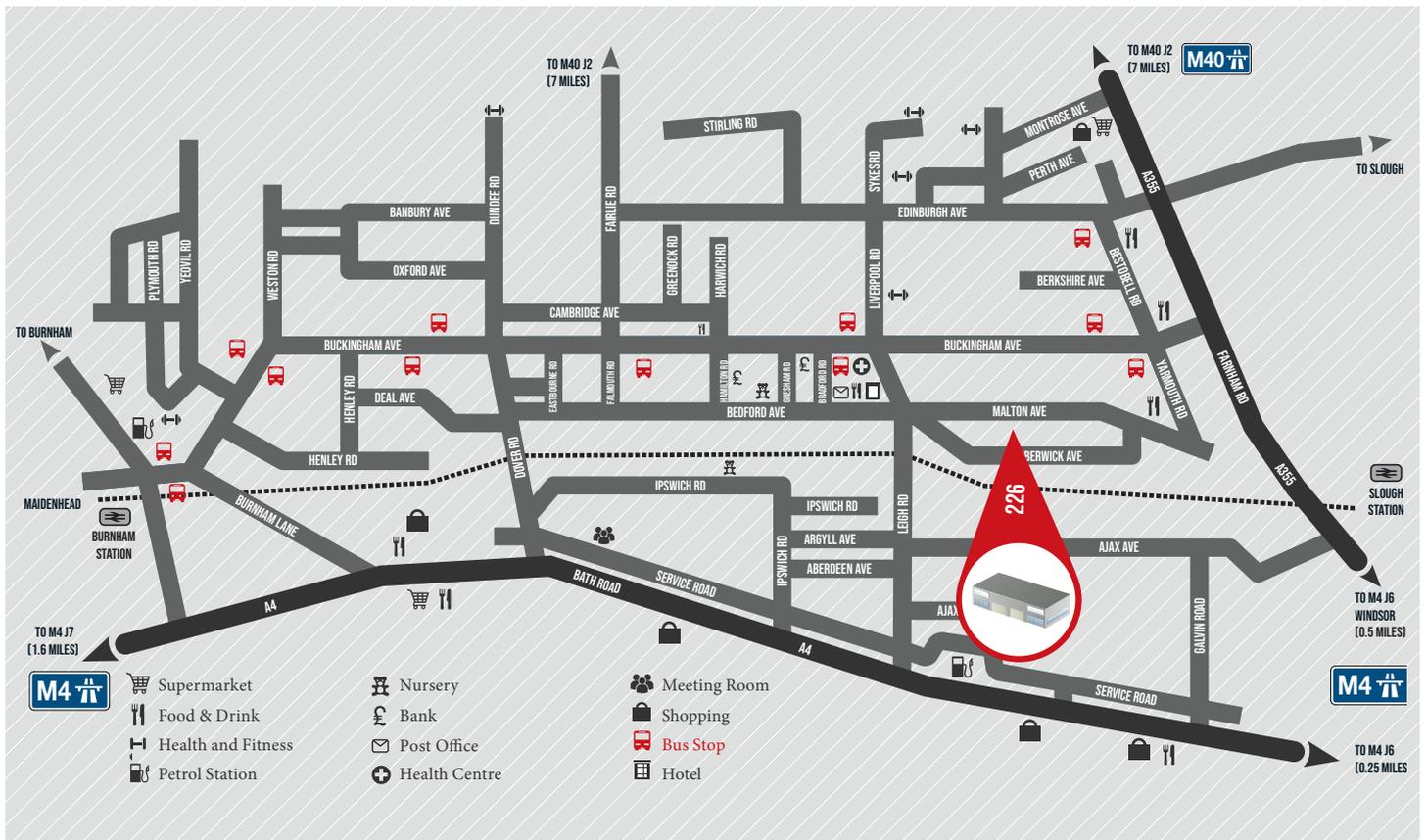


- 11 PLACES TO EAT**
- 2 HIGH STREET BANKS**
- HOTEL ACCOMMODATION**
- MULTIPLE FITNESS FACILITIES**
- 2 NURSERIES**
- HEALTH CENTRE**
- DEDICATED BUS SERVICE**



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—A celebration of the industrious



DISTANCES



SOURCE: * FROM 226 BERWICK AVENUE SL1 4QT. SOURCE: THE AA ** TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

VIEWINGS
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