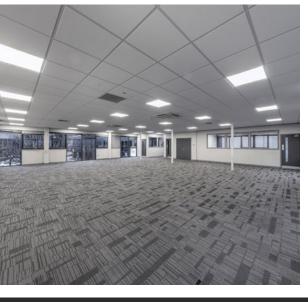
71
Buckingham Avenue
SL1 4PN

Available to let Semi-detached office / industrial building 4,592 sq ft (426.6 sq m)





Specification

- 3.44m to underside of haunch
- 17 car parking spaces
- WCs

- Tea point
- 3 phase power supply
- EPC B 33

Areas

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







Features

- 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

Estate Amenities

- 11 Places to eat
- 1 High street bank
- · Hotel accommodation
- Multiple fitness facilities
- · Health centre
- Dedicated bus service



BY CAR	BURNHAM STATION		SLOUGH STATION MAIDE	NHEAD M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
(Miles)	// 1 ///	2	2	6	8	11	19	20	23
BY TRAIN* TRAVEL TIME (Minutes)	4 BUR STA	RNHAM	11 MAIDENHE	EAD 20 F	READING	EALING BROADWAY	22	LONDO PADDINGTO	23
ELIZABETH LINE	25	35	40	43	46	49		56	64
TRAVEL TIME (Minutes)	EALING BROADWAY	HEATHROW T2+3	LONDON PADDINGTON	TOTTENHAM COURT ROAD	FARRINGDON	LIVERPO STREE		WEST DIA QUAY	STRATFOR

For more information please visit **STE. SEGRO.com** or contact our joint agents:



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