

slough trading estate

# 800

Oxford Avenue  
SL1 4LN

## Available to let

Single span warehouse/industrial  
unit with First Floor office space  
5,161 sq m (479.51 sq ft)



### Specification

- 5.59m to underside of steel haunch
- Good yard depth for this size of unit on the Trading Estate
- Electrically operated, insulated, up-and-over loading door, rear access (north elevation)
- 3 WCs – 1 Male, 1 Disabled /Female, 1 Unisex
- Total of 15 parking spaces, 5 at front, 10 at rear
- 3-Phase electricity
- Kitchenette/tea point facilities
- EPC available on request

### Areas

Warehouse	3,358 sq ft	312 sq m
Ground Floor Office	519 sq ft	48.26 sq m
First Floor Space	1,283 sq ft	119.25 sq m
<b>Total</b>	<b>5,161 sq ft</b>	<b>479.51 sq m</b>



### Features

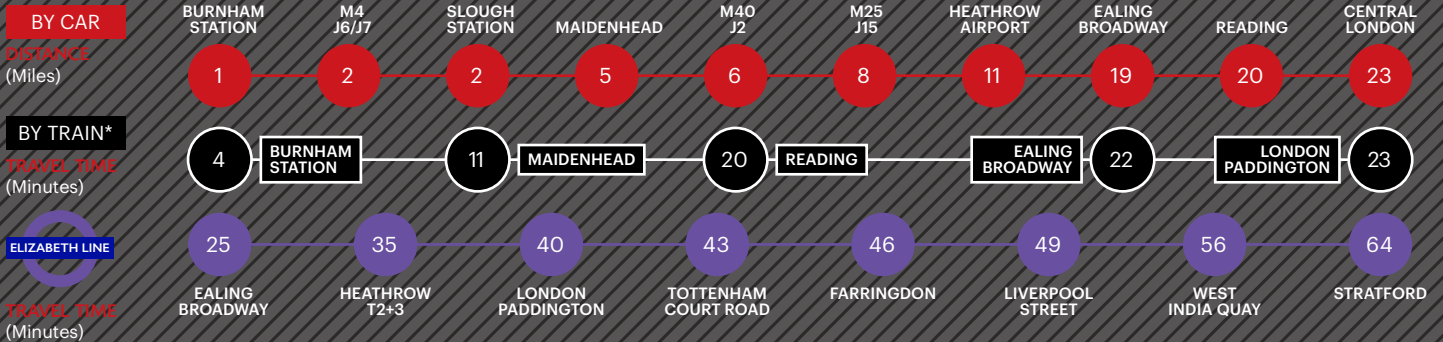
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

### Estate Amenities

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



### Connections



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



020 3151 5508



020 3151 5585

**NEWMARK**

020 3151 5523

