# 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**

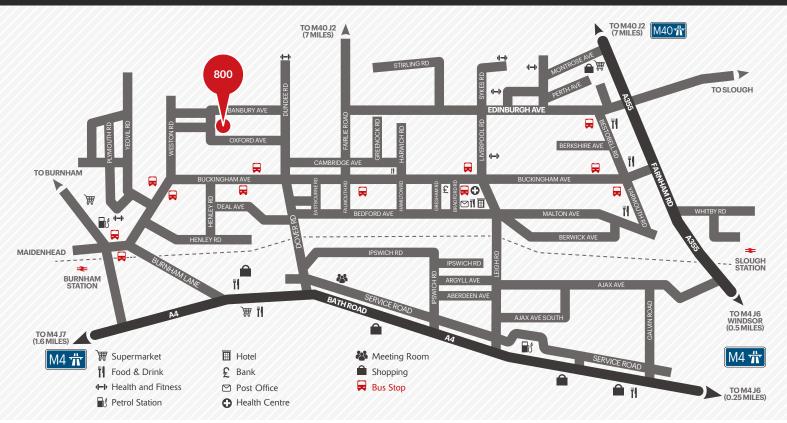
- 5.59m to underside of steel haunch
- Good yard depth for this size of unit on the Trading Estate
- Electrically operated, insulated, up-and-over loading door, rear access (north elevation)
- 3 WCs 1 Male, 1 Disabled /Female, 1 Unisex
- Total of 15 parking spaces, 5 at front, 10 at rear
- 3-Phase electricity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

#### **Areas**

Total	5,161 sq ft	479.51 sq m
First Floor Space	1,283 sq ft	119.25 sq m
Ground Floor Office	519 sq ft	48.26 sq m
Warehouse	3,358 sq ft	312 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	MAIDENHE	AD M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
(Miles)	/// 1 ///	2	2	5	6	8	11	19	20	23
BY TRAIN*  TRAVEL TIME (Minutes)	4 BURSTA	NHAM	11 M	AIDENHEAD	20)[	READING	EALING BROADWA	22	LONDO PADDINGTO	23
ELIZABETH LINE	25	35		10	43	46	49		56	64
TRAVEL TIME	EALING BROADWAY	HEATHROW T2+3		IDON INGTON	TOTTENHAM COURT ROAD	FARRINGDON	LIVERPO		WEST DIA QUAY	STRATFOR

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



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