

slough trading estate

178

Buckingham Avenue

First-floor self-contained office space
3,218 sq ft (299 sq m)

Available to let

SEGR

178

Buckingham Avenue

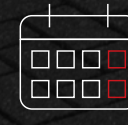
Accommodation

First floor office 3,218 sq ft 299 sq m

(Measurements are based in NIA)

 EPC
rating B 43

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
-  **Monthly events**
(Click to view)



Entrance

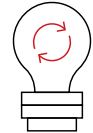


First Floor Office

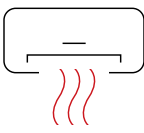
Summary

178 Buckingham Avenue offers everything a modern business needs—flexible, elegant workspace in a prime location, surrounded by a thriving business community on a well-connected, fully serviced estate.

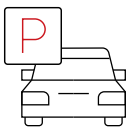
Specification



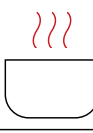
LED lighting



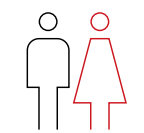
Air conditioning



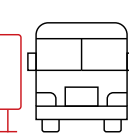
6 allocated car parking spaces and customer car park to the front of the property



Kitchenette



Male & female
WCs



Dedicated bus service exclusively serving Slough Trading Estate coming soon



Term

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

Rent

Further information available from the agents.

Legal Costs

Each party is to bear its own legal costs.

Business Rates

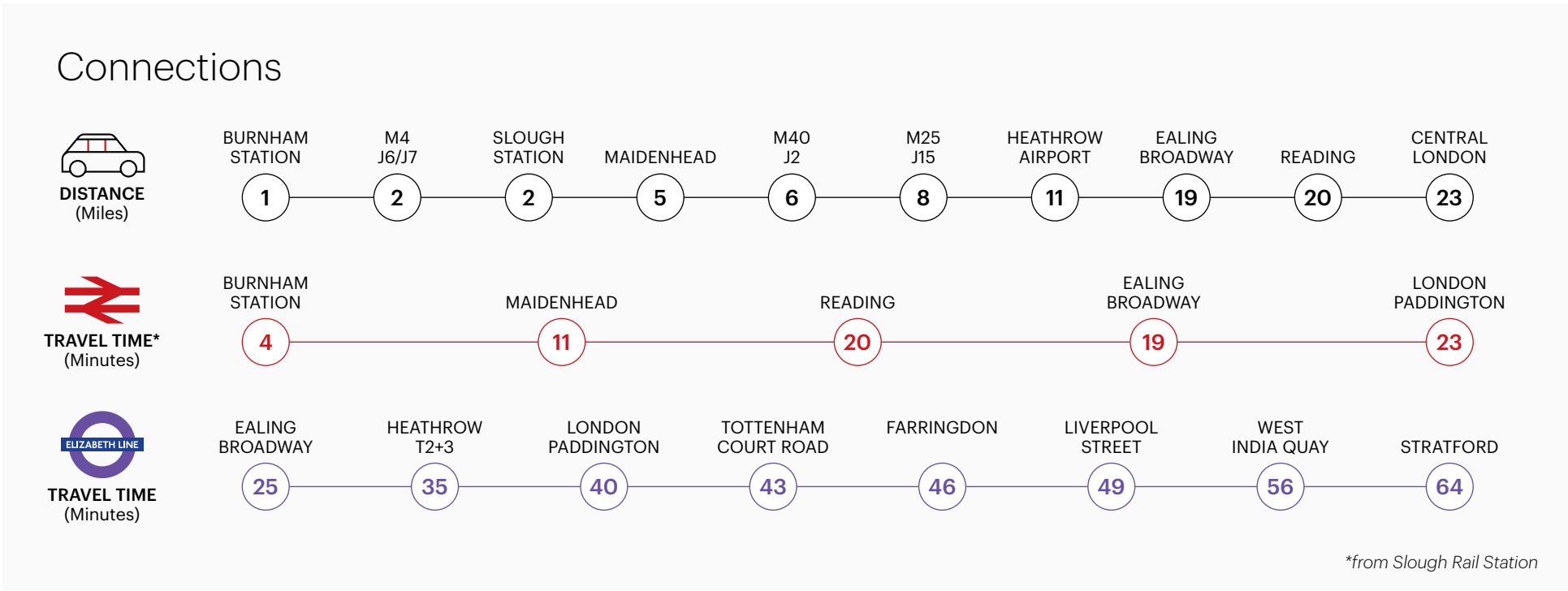
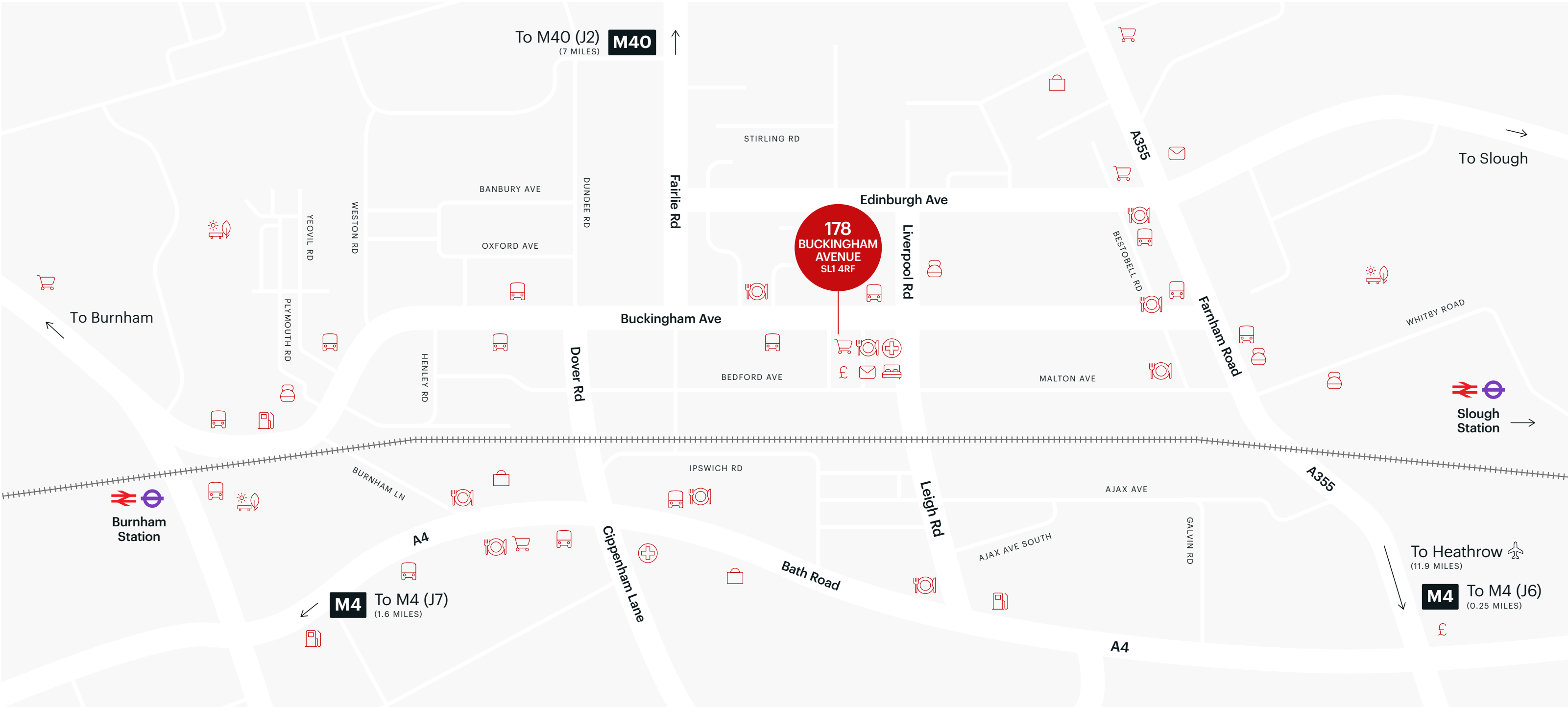
Interested parties are advised to make their own enquiries to the Valuation Office Agency.

Location

178 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.



- 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:



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