

slough trading estate

943

YEovil

ROAD

SL14NH



**TO LET**

**4,051 SQ FT  
(376 SQ M)**

**MODERN INDUSTRIAL / WAREHOUSE UNIT  
TO LET**

**SEGRO**



# 943

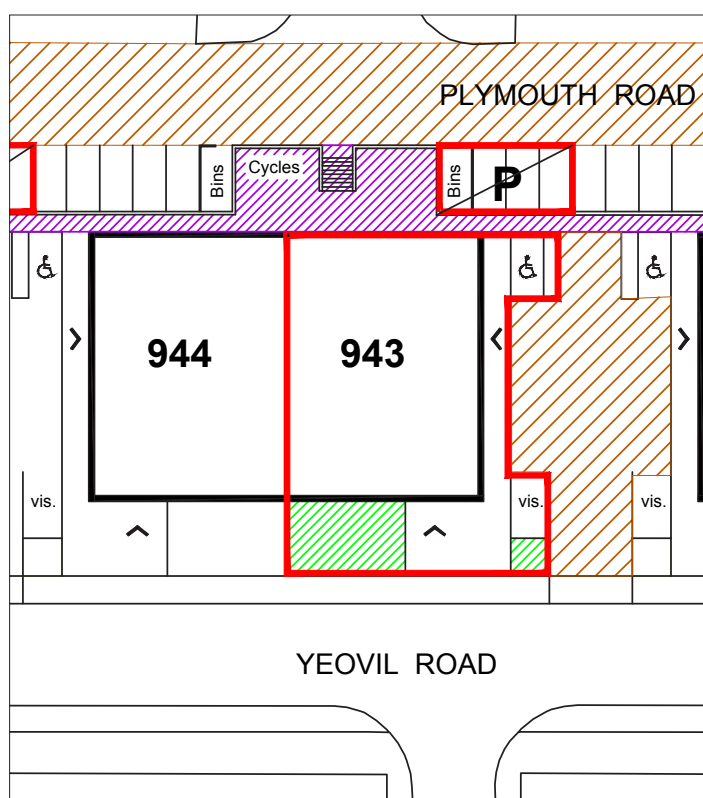
## YEOVIL ROAD

### SL14NH

A MODERN, SEMI-DETACHED WAREHOUSE/PRODUCTION UNIT, BENEFITING FROM ONE ELECTRIC LOADING DOOR AND 7 CAR PARKING SPACES.

YEOVIL ROAD IS SITUATED AT THE WEST END OF THE ESTATE, JUST OFF BUCKINGHAM AVENUE, WHICH IS THE MAIN EAST – WEST THOROUGHFARE ON THE ESTATE.

IT PROVIDES EXCELLENT ACCESS TO JUNCTION 6 & 7 OF THE M4, THE WIDER NATIONAL MOTORWAY NETWORK AND HEATHROW, THE UK'S BUSIEST AIRPORT.



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





## FEATURES

*The property benefits from:*

*Warehouse:*

- 6m to underside of haunch
- 1 loading door
- 3 phase electricity supply
- Disabled WC
- EPC - C

*Offices:*

- Well specified offices to the first floor

## USE

- Suitable for B1(B), B1(C) and B8 uses
- 24/7 – No hours of use restrictions

## EXTERNAL

- 7 parking spaces

## LOCATION

- Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport & the wider national motorway network
- Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access

### FLOOR AREAS

WAREHOUSE

SQ FT

2,599

SQ M

241.45

GF OFFICE

389

36.14

FF OFFICE

1,063

98.75

**TOTAL**

**4,051**

**376.34**

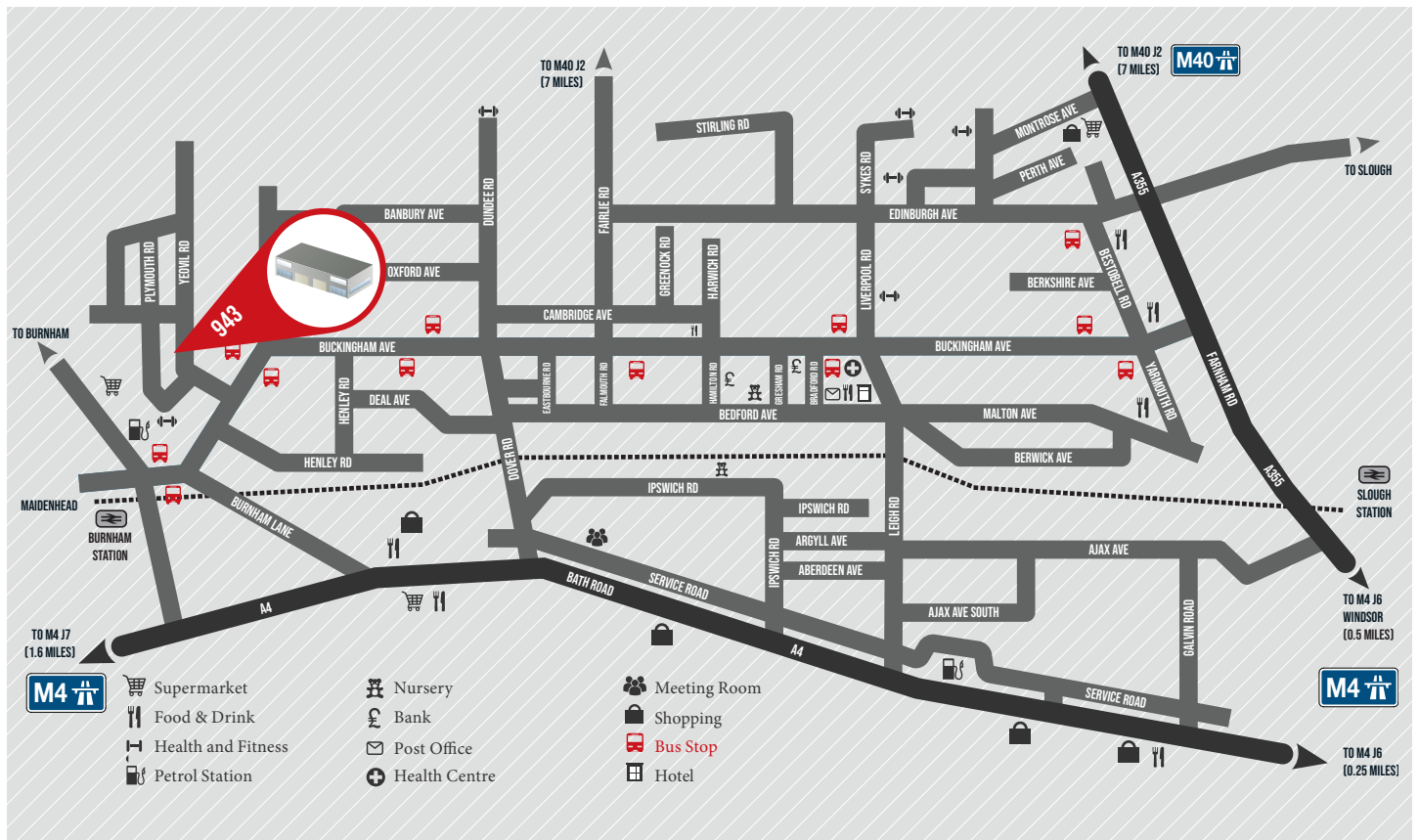
GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION



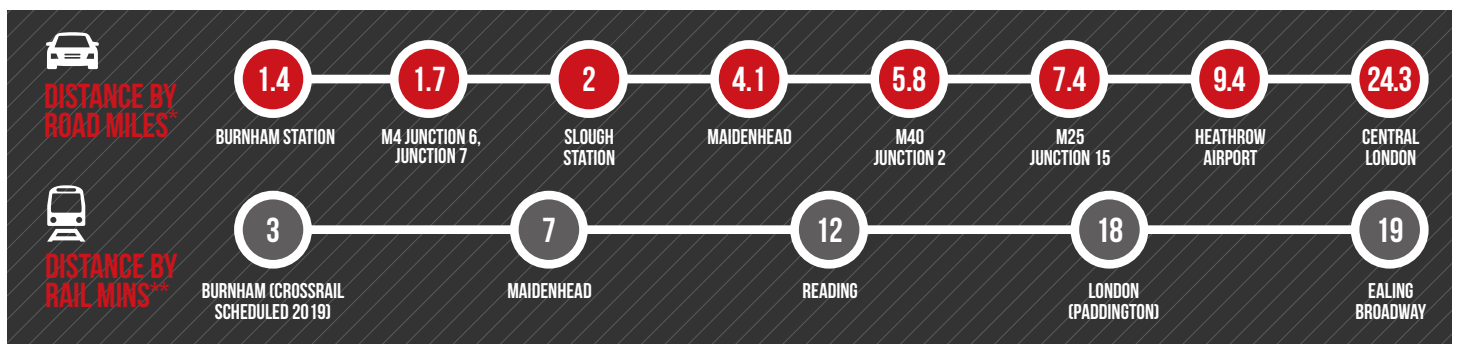


# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 943 YEOVIL ROAD, SL1 4NH. SOURCE: THE AA \*\* TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

## SERVICES

- 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

## VIEWINGS

FOR FURTHER INFORMATION,  
CONTACT OUR AGENTS OR  
SEGRO DIRECT ON  
**01753 537171**

**JLL**  
020 8759 4141  
020 7493 4933  
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