

slough trading estate

800

Oxford Avenue,  
SL1 4LN

**Available to let**  
Two-storey industrial/  
warehouse building  
5,161 sq ft (479.51 sq m)

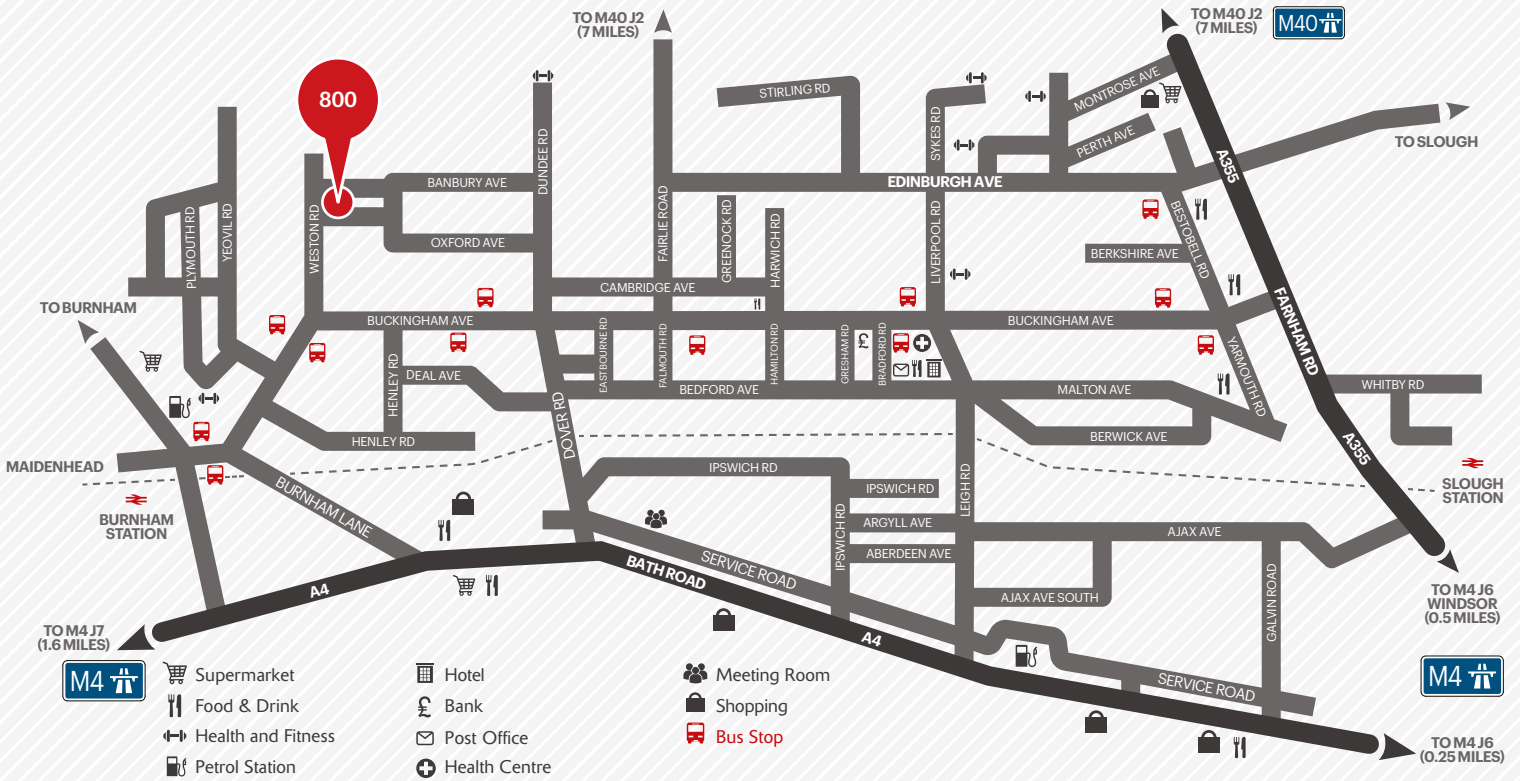


### Specification

- To be refurbished
- 5.95m height to haunch
- Up-and-over loading door
- 3 WCs – 1 male, 1 disabled/ female, 1 unisex
- Total of 15 parking spaces
- 3-phase power supply
- 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 Office	1,283 sq ft	119.25 sq m
<b>Total</b>	<b>5,161 sq ft</b>	<b>479.51 sq m</b>



**Features**

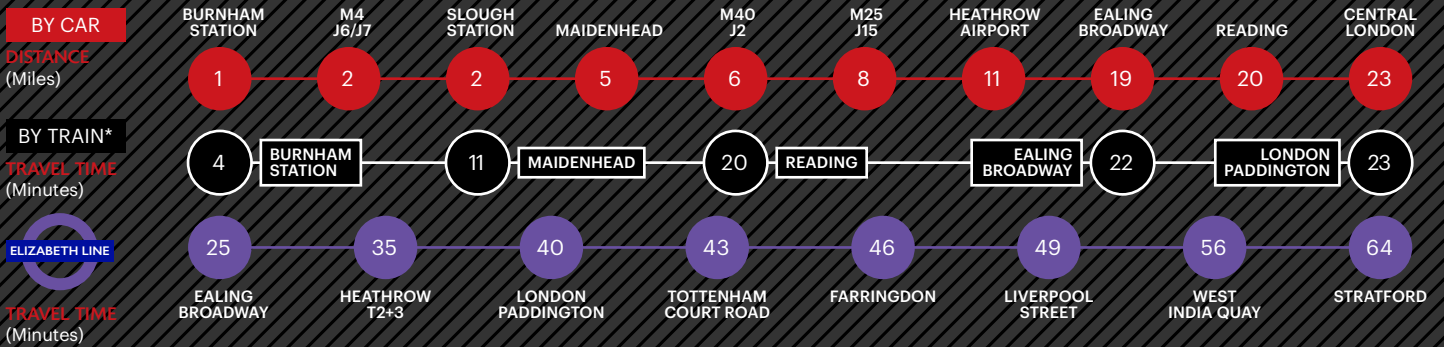
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

**Estate Amenities**

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



**Connections**



\*from Slough Rail Station

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



020 3151 5508



020 3151 5585



020 3151 5523

