

slough trading estate

226

Berwick
Avenue

SL1 4QT

Part first floor of a two-storey building
2,321 sq ft (216 sq m)

Available to let

SEGR

226
Berwick
Avenue

Accommodation

Part first floor office 2,321 sq ft 216 sq m

(Measurements are based in NIA)



EPC
rating A 17

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

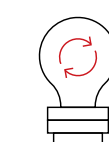


First floor office

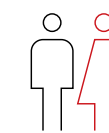
Summary

226 Berwick 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.

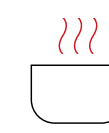
Specification



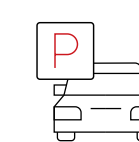
Fluorescent
lights



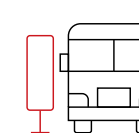
Male & female
WCs



Kitchenette



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



Dedicated bus service
exclusively serving Slough
Trading Estate coming soon



Stairwell



First floor office



Private office



Entrance

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

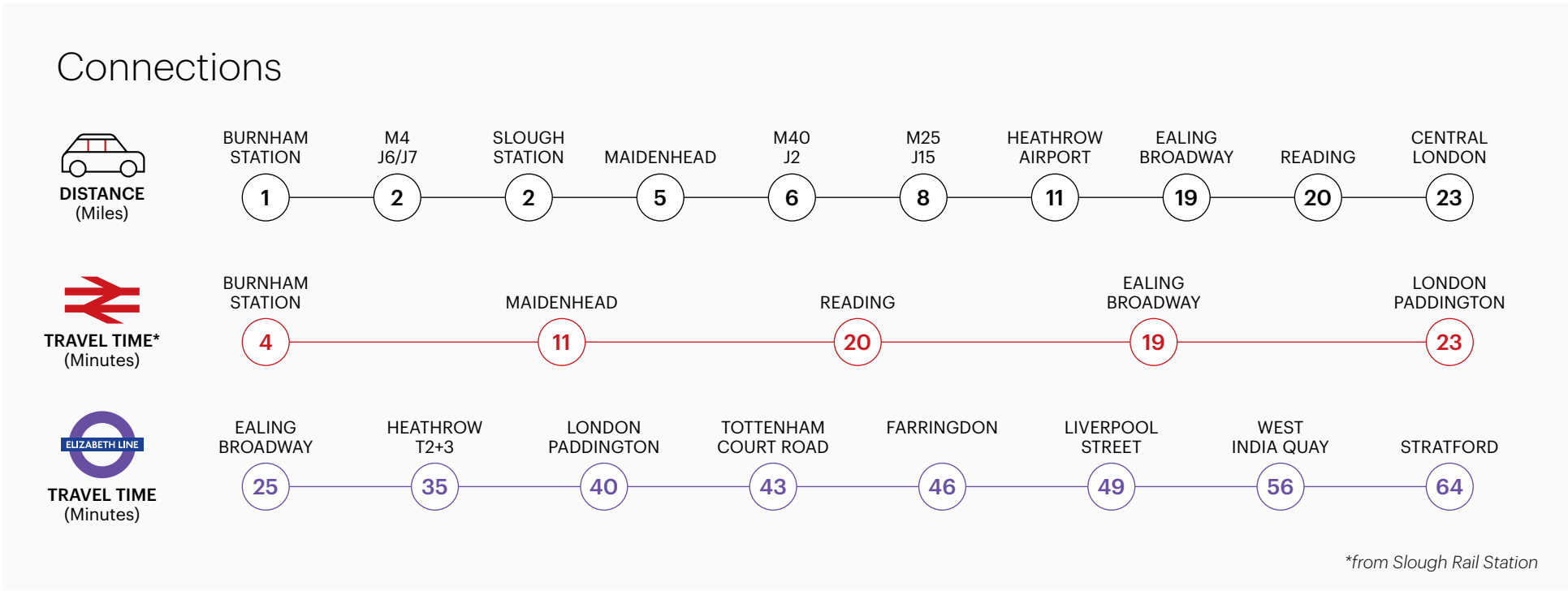
Interested parties are advised to make their own enquiries to the Valuation Office Agency.

Location

226 Berwick Avenue benefits from multiple access routes, providing convenient connections to Buckingham Avenue, Slough Trading Estate’s main thoroughfare. 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 Station is located within a 15-minute walk and provides direct services to London Paddington via 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 and fitness
- Health centre
- Shopping
- Post office
- Bus stop
- Bank
- Petrol station
- Supermarket
- Park
- Food and drink



For more information please visit STE.SEGRO.com or contact our agent:



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