

An aerial photograph of a modern industrial park featuring several large, light-colored metal-clad warehouses with blue-tinted roofs. The buildings are arranged in a row, with parking lots and landscaped greenery in the foreground. A large, semi-transparent red graphic with the letters 'O' and 'R' in a stylized font is overlaid on the center of the image. The word 'LARGE' is written in white, bold, sans-serif capital letters across the 'O' part of the graphic.

# LARGE

# SMALL

**691–697 Stirling Road SL1 4ST**

7 brand new industrial warehouses

**From 2,343 – 10,072 sq ft**

Available now

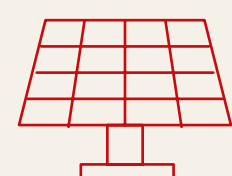
**OPPORTUNITIES  
FOR ALL**



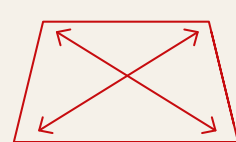
Units 691–697 Stirling Road offers 7 exceptional, brand-new industrial warehouses, offering the chance to be part of something more.

Seven industrial units ranging from 2,343 – 10,072 sq ft, offering everything to meet the needs of modern day occupiers.

These brand new units are on an estate with over 100 years of history and a thriving community. This is the place to take your next steps and grow with us.



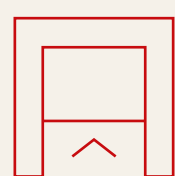
PV PANELS



**GENEROUS YARD  
SUITABLE FOR HGVs**  
Units 696 and 697 only



**ALL TARGETING  
BREEAM EXCELLENT  
AND EPC A+**



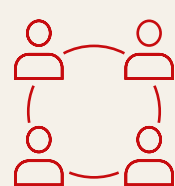
**MINIMUM ONE  
DEDICATED UP AND  
OVER LOADING DOOR**



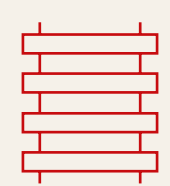
**CONSTRUCTED FROM  
SUSTAINABLE MATERIALS**  
incorporating renewable  
energy and zero carbon  
technologies



**EV CHARGING  
POINT/S  
(MIN 1 PER UNIT)**



**THRIVING  
COMMUNITY**



**UNRIVALLED  
CONNECTIONS**



# CLEAN & CONTEMPORARY

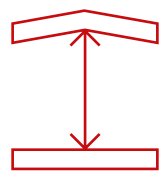
CGI for indicative purposes only



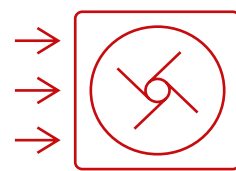


SPECIFICATION POINTS  
UNITS 697 – 696

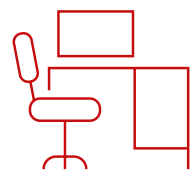
- Fully fitted reception and first floor offices
- Air conditioned offices (heating & cooling) via air source heat pumps
- Kitchen facilities to office and warehouse
- Shower and secure cycle parking
- Disabled access lift
- Flexible undercroft space
- Generous yard suitable for HGVs



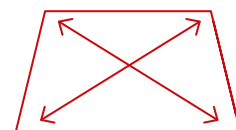
GENEROUS  
EAVES HEIGHT



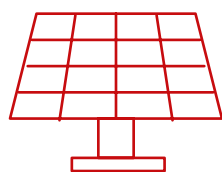
AIR SOURCE HEAT  
PUMPS  
Units 697 and 696 only



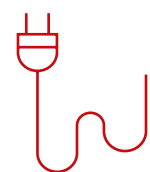
FULLY FITTED  
RECEPTION AND FIRST  
FLOOR OFFICES  
Units 697 and 696 only



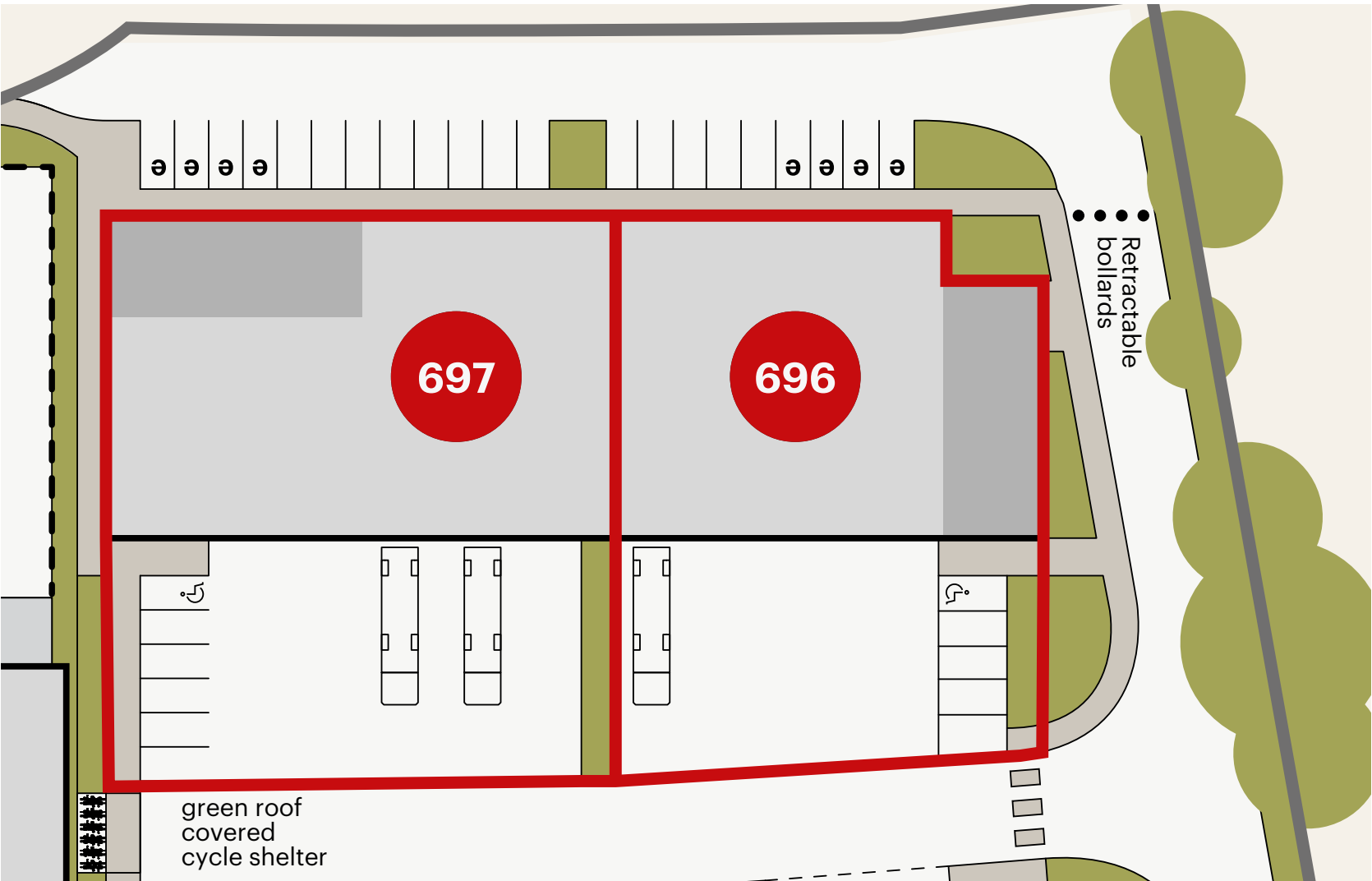
GENEROUS  
YARD DEPTH



PV PANELS



EV CHARGING  
POINT/S  
(MIN 1 PER UNIT)



UNITS 697 – 696

UNIT 697	SQ FT	SQ M	PARKING SPACES
Entrance lobby	603	56	
Warehouse	8,030	746	
Office	1,439	133.7	
Total	10,072*	935.7	16
UNIT 696			
Entrance lobby	609	56.6	
Warehouse	6,394	594	
Office	1,310	121.7	
Total	8,313*	772.3	14

\*Units 697 and 696 can be combined to create a total space 18,385 sq ft



## SPECIFICATION POINTS UNITS 691 – 695

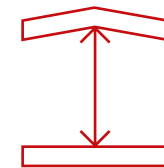
Ground floor office with electric heating and lighting

First floor mezzanine for additional office or storage

Tea point and combined WC/Shower

EV charging and dedicated parking for each unit

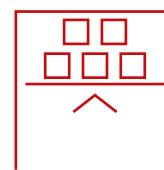
Solar PV panels to all units, helping to reduce running costs



EAVES HEIGHT  
UP TO 6M



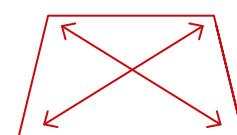
TEA POINT AND  
COMBINED WC/  
SHOWER FACILITIES  
Units 691 and 695 only



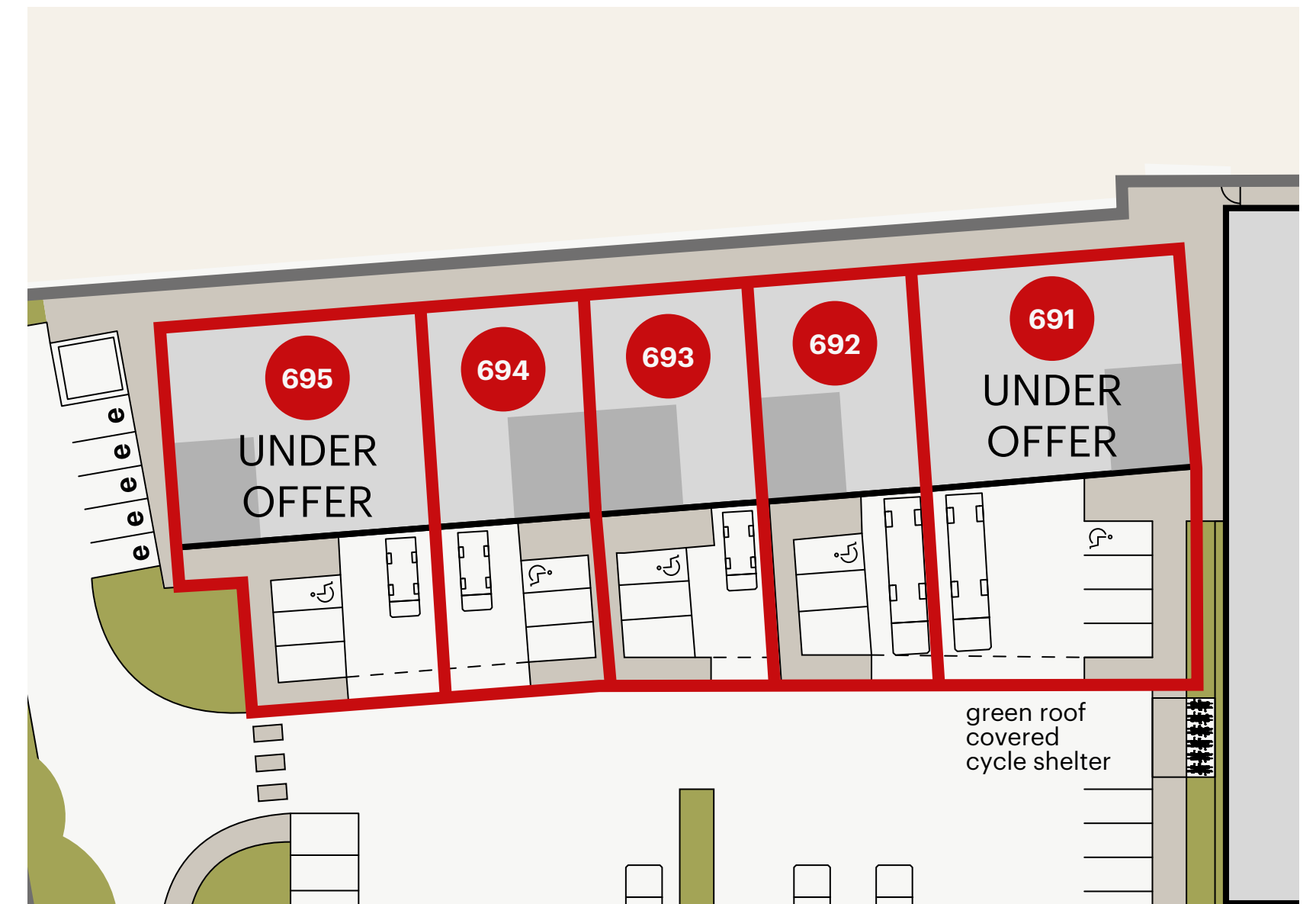
FIRST FLOOR  
MEZZANINE FOR  
ADDITIONAL OFFICE  
OR STORAGE SPACE  
Units 691 and 695 only



GROUND FLOOR  
OFFICE WITH ELECTRIC  
HEATING & LIGHTING  
Units 691 and 695 only



GENEROUS  
YARD DEPTH



## UNITS 691 – 695

UNIT*	SQ FT	SQ M	PARKING SPACES
691	UNDER OFFER		
692	2,350	218.3	4
693	2,343	217.7	4
694	2,347	218	4
695	UNDER OFFER		





# HELP & SUPPORT

Having your business located on the Slough Trading Estate provides access to a range of opportunities to ensure running your premises is both easy and cost effective.

Our Estate services keep things moving whilst creating a safe and secure environment for the Slough Trading Estate.

## BUSINESS WATCH



We are delighted to offer all new customers at 691-697 Stirling Road a 12 month membership with Business Watch, supporting you with all of your security requirements. Services can include pager monitoring system, keyholding and alarm response and bespoke mobile patrol amongst more.



## WASTE AND RECYCLING

Take advantage of a range of offers aimed at making occupying premises easier and more cost effective. Including but not limited to waste and recycling services with Shorts Group.



## SUPPORT

With your dedicated on-site property management team.



## FIBRE CONNECTIVITY

Enabled within all 691 – 697 Stirling Road units.





# A PLACE TO GROW

Slough Trading Estate is the best place in the UK for trade and industry, with people and community at its heart. A home for a diverse range of innovators, creators and makers. We will continue to lead, continue to evolve and continue to provide a thriving business community and a wonderful legacy for all its stakeholders.



Dedicated landscapers on-site

# THRIVE





Spaces to recharge your phone - Image from Yeovil Road



Environmentally friendly Smart Bins



Business Watch Slough Trading Estate

# ANYTHING & EVERYTHING



## AMENITIES

- 127-room Premier Inn
- 10 places to eat
- 1 high street bank
- 2 gyms, trampoline park, Crossfit training
- Healthcare centre
- Post office
- 1 dry cleaners
- Prime trading estate with nearby occupiers including Screwfix, Howdens, Travis Perkins and Wickes.



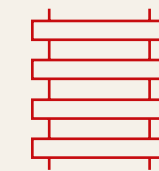
## SECURITY

- Award-winning Business Watch team
- 124 CCTV cameras monitored 24/7 everyday
- Out-of-hours security patrols



## SUPPORT

- On-site property management team
- Competitive service charge fees
- Exclusive estate services and discounts



## CONNECTIONS

- Direct Crossrail link to London
- 1.5 miles to M4 Junctions 6 and 7
- Direct journey on the Elizabeth Line
- 20 minute train journey to London Paddington
- Dedicated bus service to Slough and Burnham train stations



## ENVIRONMENT

- High-quality landscaped environment
- Team of dedicated landscapers on-site
- Litter pickers on-site 5 days a week





## CONNECTIVITY


- Multiple fibre providers
- One of UK's largest dedicated biomass energy plant on-site





**FOR THOSE WHO DEMAND MORE**  
With unrivalled location in the heart of the Thames Valley, 691-697 Stirling Road benefits from everything the Slough Trading Estate has to offer.




































# BY RAIL & BY ROAD

VIEW  
LOCATION  
ON GOOGLE  
MAPS

## BY ROAD

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.

## BY RAIL

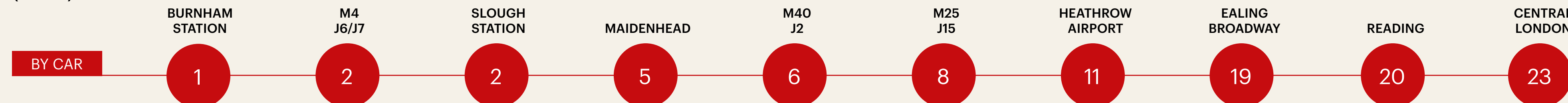
Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access.

There is a dedicated bus service to Slough and Burnham train stations from the Slough Trading Estate.

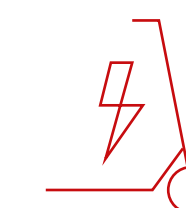
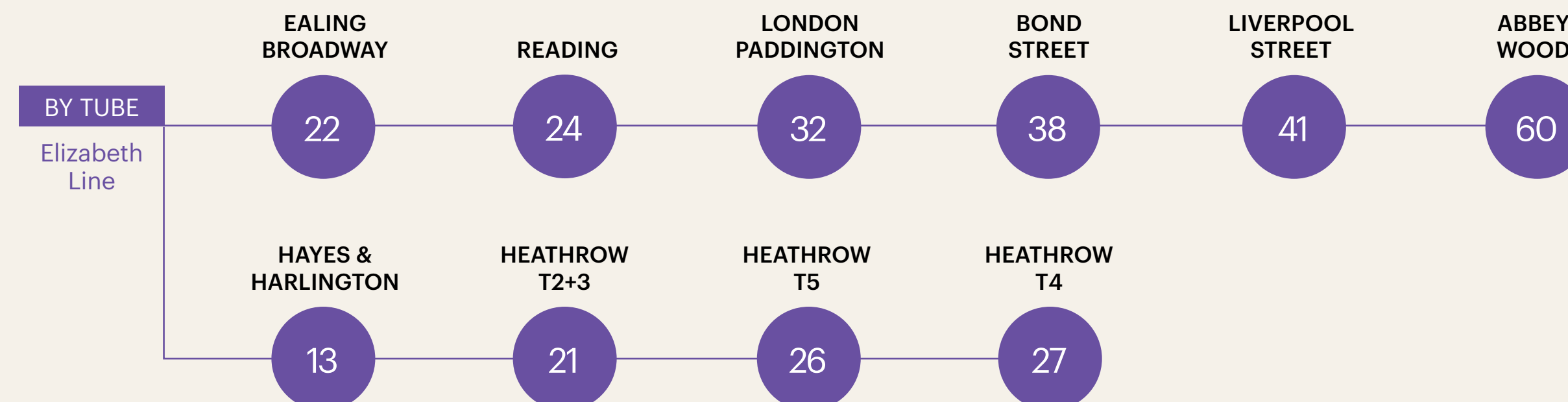
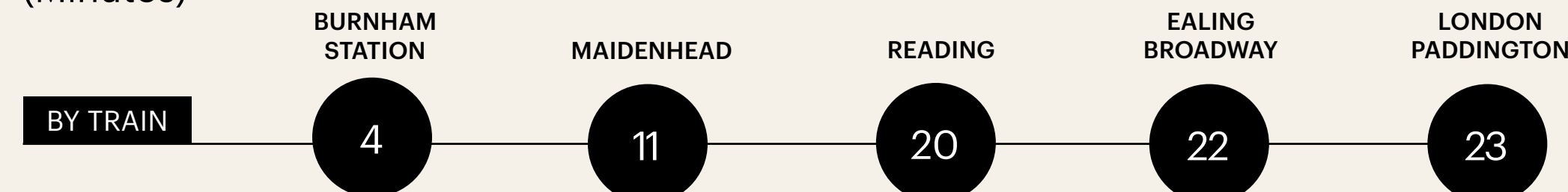
## BY AIR

Proximity to Heathrow Airport, the UK's largest cargo terminal.

## DISTANCE (Miles)



## TRAVEL TIME (Minutes)



## E-Scooters

Zipp scooters are available at Slough station and can be left on Slough Trading Estate.

Source: Google maps. Road distances are based on departing 691-697 Stirling Road at 8am and rail times are based on leaving Slough station at 8am on a weekday. Change at Hayes and Harlington for connections to Heathrow.





For more information please contact our joint agents:



020 3151 5508



020 3151 5585



020 3151 5523

# BUILT FOR MORE

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. See [www.SEGRO.com](http://www.SEGRO.com) for further information.

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