

SEGRO



BUCKINGHAM AVENUE

SLOUGH TRADING ESTATE

SL1 4RD

174 BUCKINGHAM AVENUE

SLOUGH TRADING ESTATE








174 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.

SELF CONTAINED OFFICES



1,680 sq ft (NIA) first-floor self-contained office suite available immediately situated at the Buckingham Centre, on Slough Trading Estate

SPECIFICATION

-  EPC B (33)
-  WCs
-  Kitchenette
-  Fully Carpeted
-  LED lighting
-  Air conditioning
-  4 allocated car parking spaces and customer car park to the front of the property.
-  Estate wide CCTV and Business Watch Scheme
-  Ample amenities within close proximity

SPACE THAT WORKS FOR ALL

174 BUCKINGHAM AVENUE

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CLOSE TO EVERYTHING



The area boasts a wealth of nearby amenities that enhance daily working life, including a variety of cafés, restaurants, supermarkets, and retail outlets – perfect for lunch breaks or after-work socialising.

Fitness centres, banks and hotels are all within walking distance, making it convenient for both staff and visiting clients. In addition, 174 Buckingham Avenue is close to several green spaces, providing opportunities for relaxation and wellbeing. With modern office facilities and a well-connected, amenity-rich environment, it offers an ideal base for productivity, comfort, and business growth.

Finally, all employees based at 174 Buckingham Avenue can apply for the free Slough Trading Estate Discount Card, providing special deals and offers from local businesses, including Wrapsta, Indian Cart, Renaissance, Wokhei, Bistro Saronida and KickFit Martial Arts.





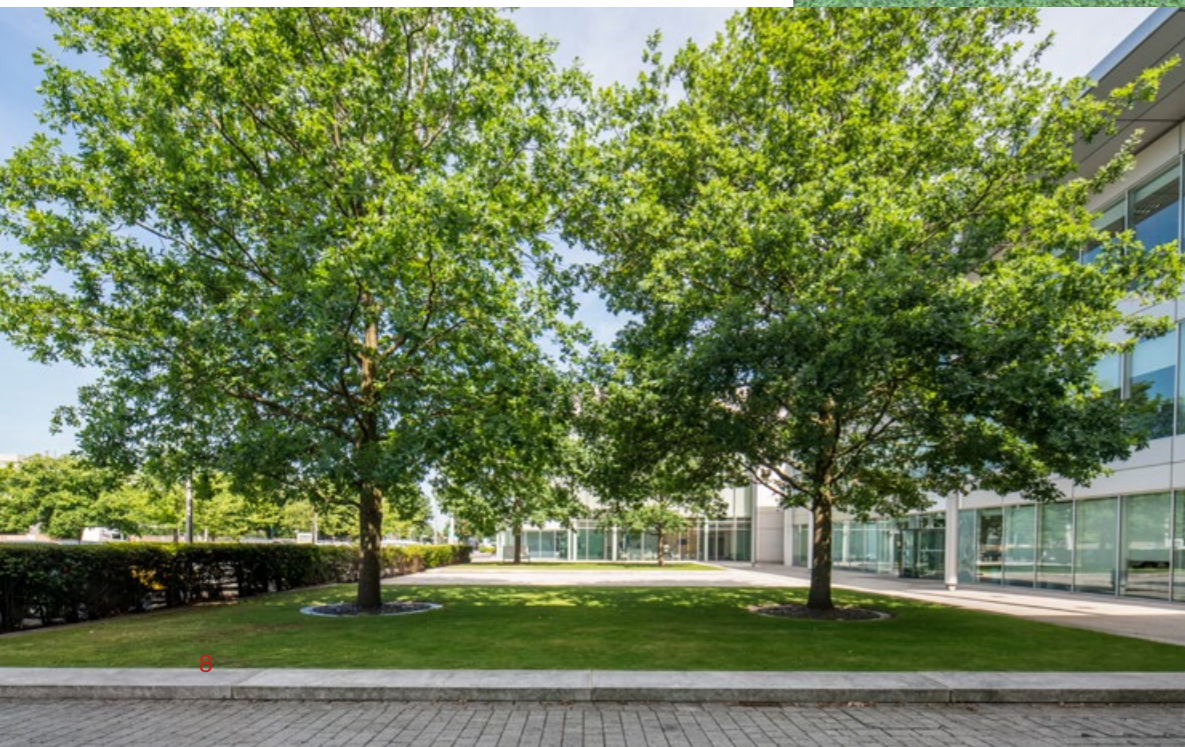
A wide variety of food and beverage options are available across the Slough Trading Estate, ranging from well-known café chains to local eateries and grab-and-go outlets, providing customers with convenient and diverse dining choices.



Green pocket parks, offering customers attractive outdoor spaces to relax, meet informally, or enjoy a break during the working day.



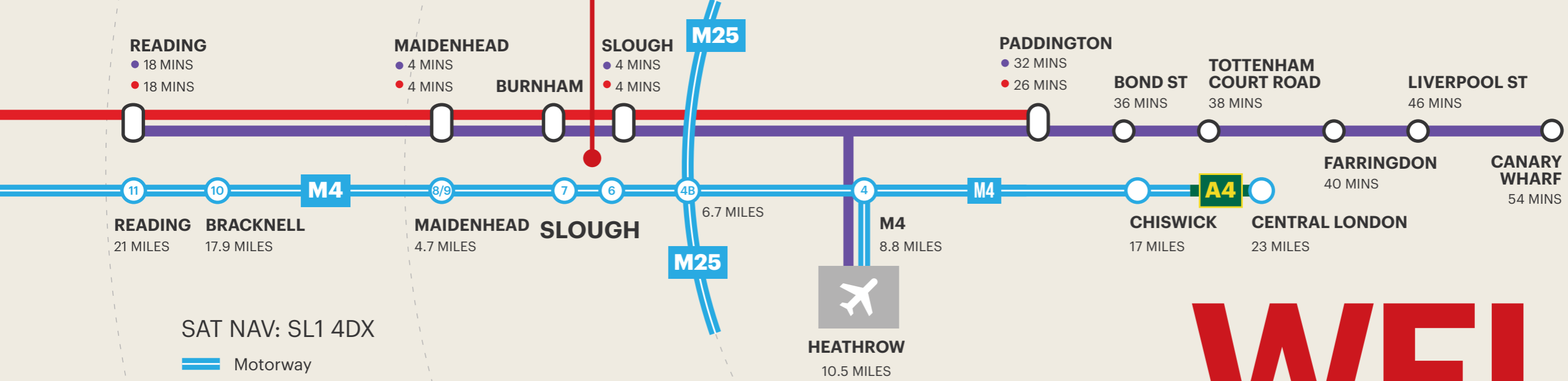
YOUR DAILY PAUSE



Customers can take advantage of a year round calendar of activities and events, designed to promote wellbeing, networking, and community engagement across the estate.

240 Bath Road benefits from excellent connectivity by road and rail.

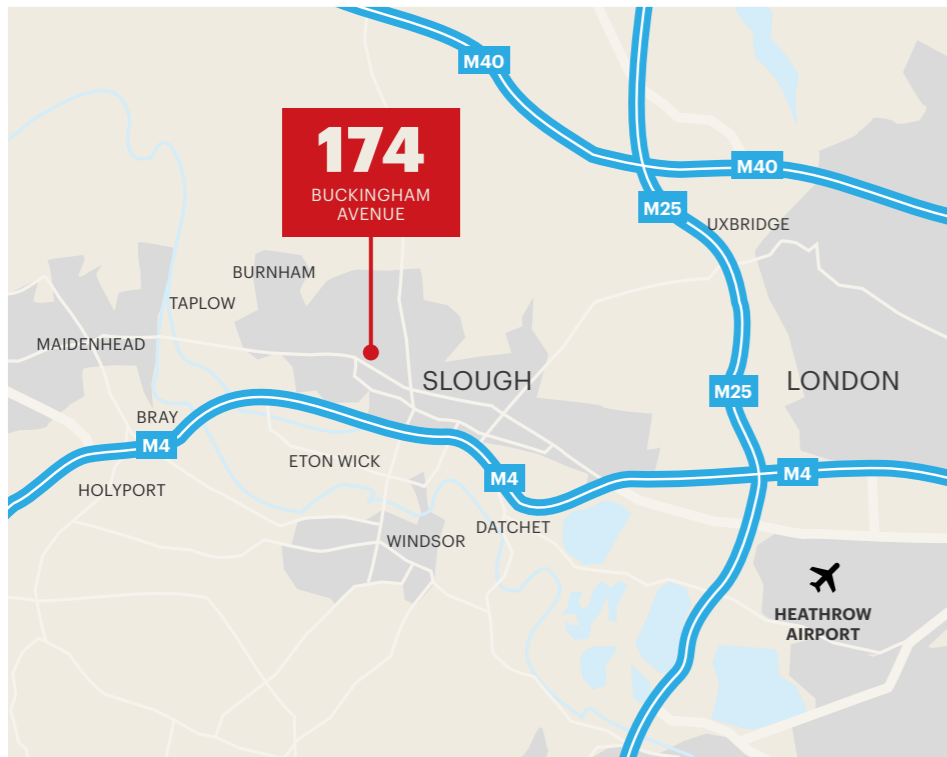
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SAT NAV: SL1 4DX

- Motorway
- Mainline
- Elizabeth Line

WELL CONNECTED



By rail, Slough's fast mainline service to Paddington Station takes under 20 minutes.



The Elizabeth Line provides direct train routes from Burnham station to Bond Street in 36 minutes and Heathrow Airport in 23 minutes.



Junctions 6&7 of the M4 motorway are only 5 minutes away with fast and direct access to the M40, M25 and Central London.



Local bus services also operate along the Bath Road providing strong connectivity to the immediate area.



Heathrow Airport is easily accessible via the Elizabeth Line and the M4 making travel seamless.

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