slough trading estate

71 Buckingham Avenue

SL1 4PN

End of terrace partially fitted office space
3,505 sq ft (325.6 sq m)
Net Internal Area

Available to let

SEGRO

71 Buckingham Avenue

Accommodation

Ground floor	1,168 sq ft	108.5 sq m
First floor	2,337 sq ft	217.1 sq m
Total	**3,505 sq ft**	**325.6 sq m**

(Measurements are based on Net Internal Area)

Features & Benefits

Established and well-managed estate

A large employment base providing access to the very best talent the region has to offer

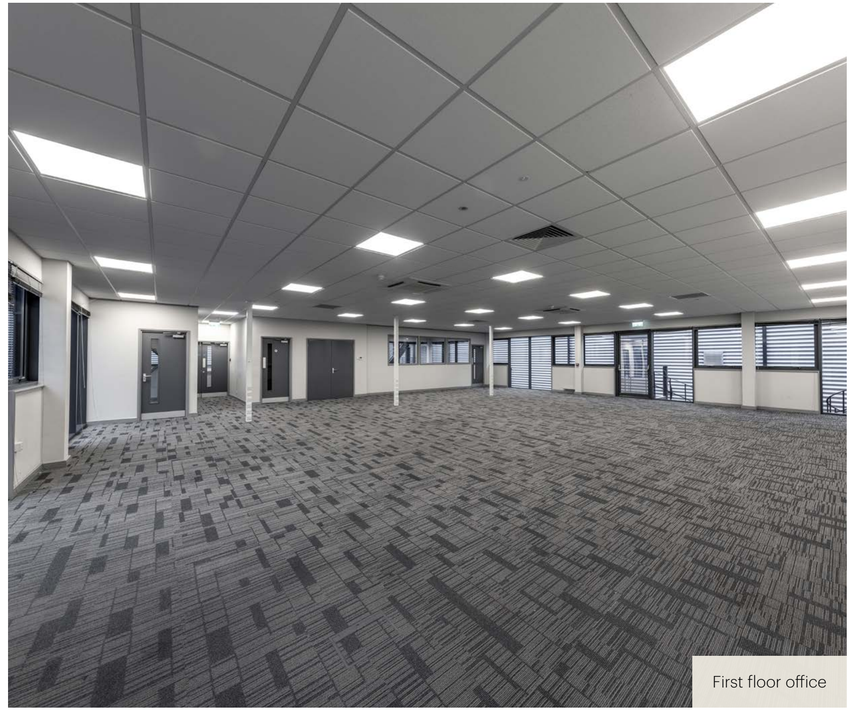
24-hour award-winning CCTV and security team

24-hour on-site customer care

350+ estate occupiers



Entrance and courtyard


First floor office

Summary

An end of terrace self-contained partially fitted office building over two floors with the capability to utilise the ground floor for warehouse/storage purposes. The building also benefits from 17 car parking spaces and is superbly positioned for access to local amenities and facilities.

Amenities

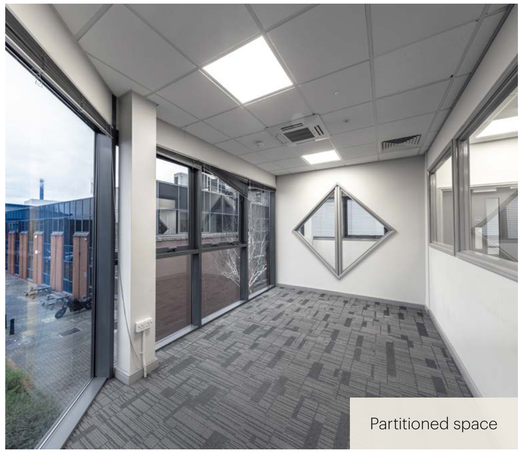
- EPC Rating B
- LED lighting
- 17 car parking spaces
- Partially fitted office space
- Kitchenettes (GF & FF)
- Ground floor storage / warehouse (potential)
- Air conditioning
- Male & female WCs



Kitchenette



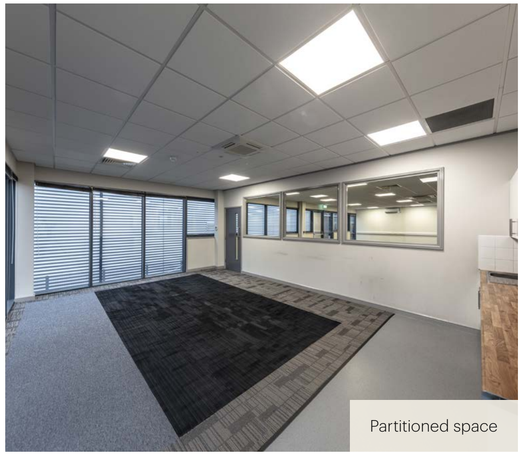
First floor office



Partitioned space



Car parking spaces



Partitioned space

Term

The property is available on a new FRI lease for a term to be agreed.

Business Rates

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

Location

71 Buckingham Avenue benefits from multiple access routes from Buckingham Avenue, which is the main throughfare through Slough Trading Estate; 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 Train Station is located within a 15 minute walk and provides direct access to London Paddington and serviced by 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.



Connections

DISTANCE (Miles)	BURNHAM STATION	M4 J6/J7	SLOUGH STATION	MAIDENHEAD	M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
	1	2	2	5	6	8	11	19	20	23

TRAVEL TIME* (Minutes)	BURNHAM STATION	MAIDENHEAD	READING	EALING BROADWAY	LONDON PADDINGTON
	4	11	20	19	23

TRAVEL TIME (Minutes)	EALING BROADWAY	HEATHROW T2+3	LONDON PADDINGTON	TOTTENHAM COURT ROAD	FARRINGDON	LIVERPOOL STREET	WEST INDIA QUAY	STRATFORD
	25	35	40	43	46	49	56	64

*from Slough Rail Station

- Premier Inn Hotel
- Health Centre
- Post Office
- Bank
- Supermarket
- Food and drink
- Health and Fitness
- Shopping
- Bus Stop
- Petrol Station
- Park

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

UK GRE BUILDING COUNCIL Founding Member

Vail Williams

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