

slough trading estate

62

Whitby Road
SL1 3DR

Available to let

Single storey double span industrial
unit with two storey offices
38,904 sq ft (3,614.3 sq m)



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 with optional additional 30,970 sq ft yard accommodating 236 car parking spaces and is superbly positioned for access to local amenities and facilities.



External Areas Available

- 1 South parking – 103 spaces
25,265 sq ft / 2,347 sq m
- 2 Western yard – 54 spaces
23,790 sq ft / 2,210 sq m
- 3 Western yard – 20 spaces
5,705 sq ft / 530 sq m
- 4 62 Whitby Road – 236 spaces
30,970 sq ft / 2,877 sq m



Areas

Warehouse	32,351 sq ft	3,005.5 sq m
Ground Floor Offices	3,082 sq ft	286.3 sq m
First Floor Office	3,471 sq ft	322.5 sq m
Total	38,904 sq ft	3,614.3 sq m

Amenities

- Loading doors decommissioned
- 8 WCs
- EPC available on request
- Power capacity 141 kVA

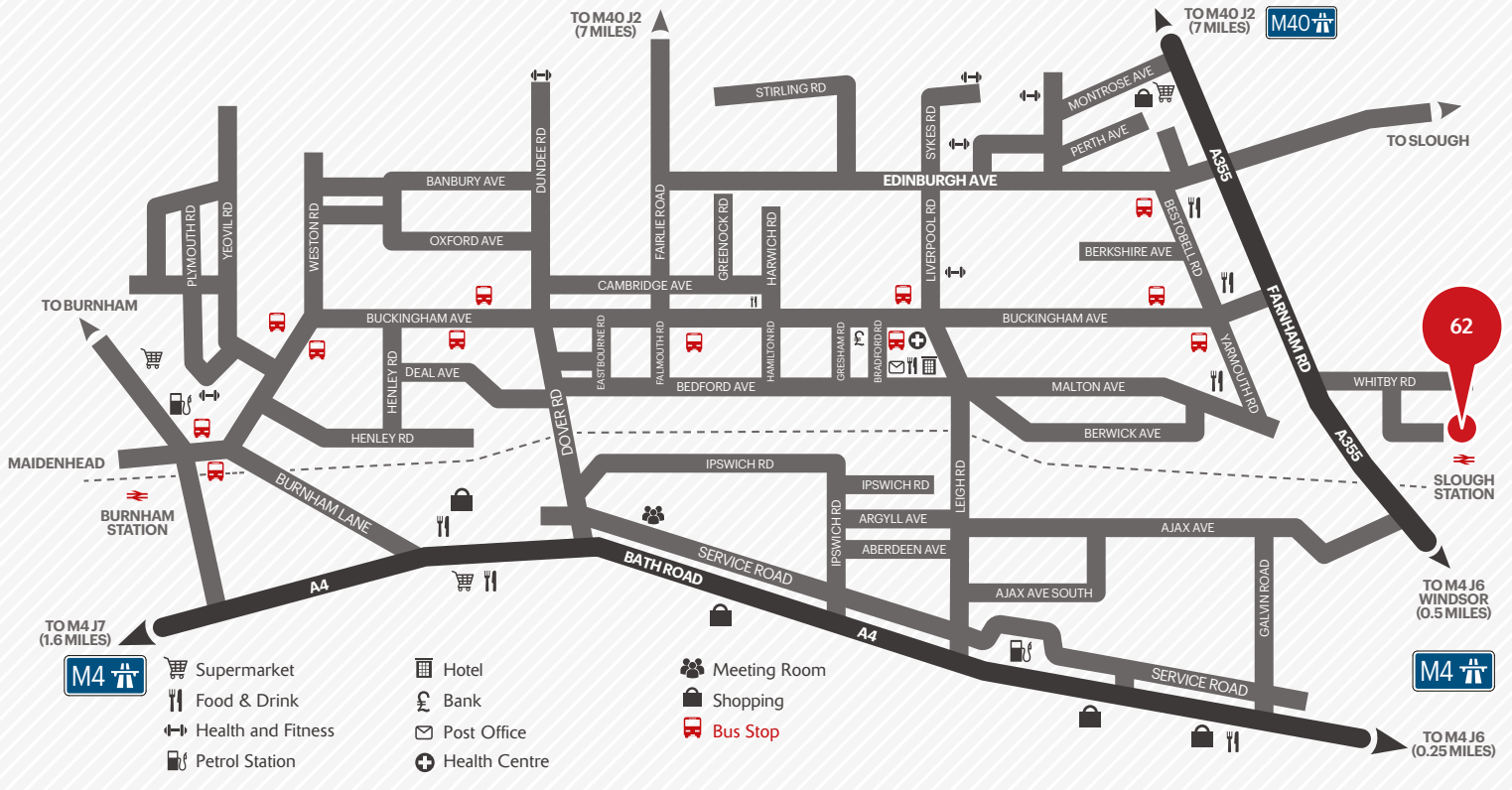
Term

Xxxxxxx

Business Rates

Rateable Value £XX,XXX

Rates payable are circa £XX,XXXp.a.
Interested parties are advised to make their own enquiries of Slough Borough Council, Business Rates Department.



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

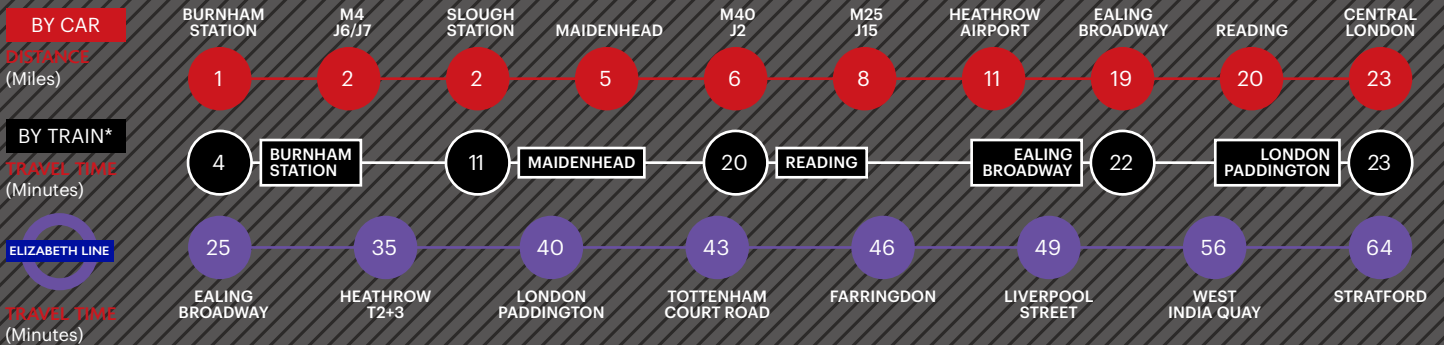
Location

62 Whitby Road benefits from multiple access routes from Buckingham Avenue, which is the main thoroughfare 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.

Estate Amenities

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

Connections



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

