# slough trading estate

941 Yeovil Road SL1 4NH

# **Available to let**

Single-storey industrial/warehouse building and First Floor office space 5,091 sq ft (473 sq m)





## **Specification**

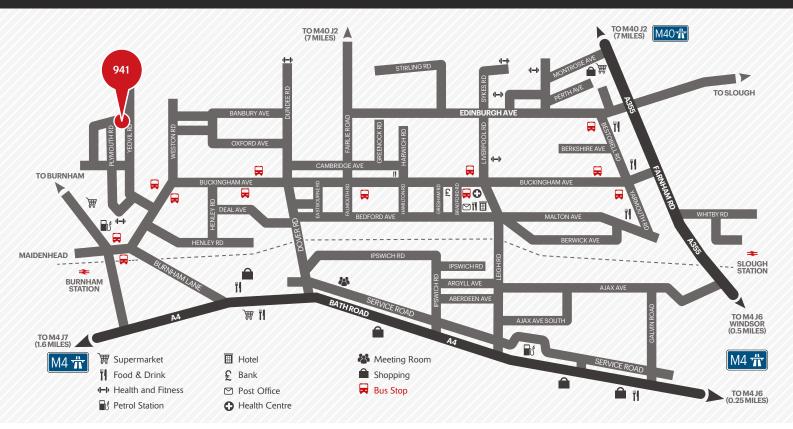
- Undercroft
- Electrically operated, insulated, up-and-over loading door, side access
- 6m to underside of steel haunch
- Total of 9 parking spaces, 8 at rear and 1 disabled at side
- 3-phase power supply
- 2 WCs (unisex, 1 disabled)
- Kitchenette/tea point facilities
- EPC available on request

### Areas

Total	5,091 sq ft	473 sq m	
Office Space (FF)	1,353 sq ft	125.7 sq m	
Warehouse Space (GF)	3,738 sq ft	347.3 sq m	







### **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

### **Estate Amenities**

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



BY CAR	BURNHAM STATION		SLOUGH STATION MAID	ENHEAD M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
(Miles)	/// 1 ////	2	2	5 6	8	11	19	20	23
BY TRAIN*  TRAVEL TIME (Minutes)	4 BUR STA	NHAM	11 MAIDENH	HEAD 20	READING	EALING BROADWAY	22	LONDO PADDINGTO	23 23
ELIZABETH LINE	25	35	40	43	46	49		56	64
TRAVEL TIME (Minutes)	EALING BROADWAY	HEATHROW T2+3	LONDON PADDINGTO	TOTTENHAM COURT ROAD	FARRINGDON	LIVERPO STREE		WEST DIA QUAY	STRATFOR

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



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