slough trading estate

965

Weston Road,
SL1 4HR

Available to let

Refurbished single span mid-terrace warehouse/industrial unit with integral first floor offices
5,843 sq ft (542.8 sq m)





Specification

- 6.30m clear height
- Electrically operated, insulated, up-and-over loading door, rear access
- 3 WCs – 1 Male, 1 Disabled/ Female, 1 Unisex
- Fully fitted first floor offices
- 14 car parking spaces, 4 at front, 10 at rear
- 3-phase electricity
- Kitchenette/tea point facilities
- EPC B 38

Areas

Warehouse	4,253 sq ft	395.1 sq m
Ground Floor Office	330 sq ft	30.7 sq m
First Floor Office	1,260 sq ft	117.1 sq m
Total	**5,843 sq ft**	**542.8 sq m**

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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



Connections

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

BY TRAIN* TRAVEL TIME (Minutes)	4	BURNHAM STATION	11	MAIDENHEAD	20	READING	EALING BROADWAY	22	LONDON PADDINGTON	23

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

*from Slough Rail Station

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

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UK GRE BUILDING COUNCIL Founding Member

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