## slough trading estate

**413** Montrose Avenue SL1 4TJ Available to let Semi detached single storey single span industrial building 2,492 sq ft (231.52 sq m)





### Specification

- 4.56m high to eaves
- Ancillary office
- 1 Roller shutter door
- WC facilities
- 7 car parking spaces
- EPC on application

### Areas

Warehouse	1,624 sq ft	150.88 sq m
Office	868 sq ft	80.64 sq m
Total	<b>2,492 sq ft</b>	231.52 sq m



### 413 Montrose Avenue, SL1 4TJ

# SEGRO



#### **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





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

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NEWMARK



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