

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
<b>Total</b>	<b>2,492 sq ft</b>	<b>231.52 sq m</b>



**Features**

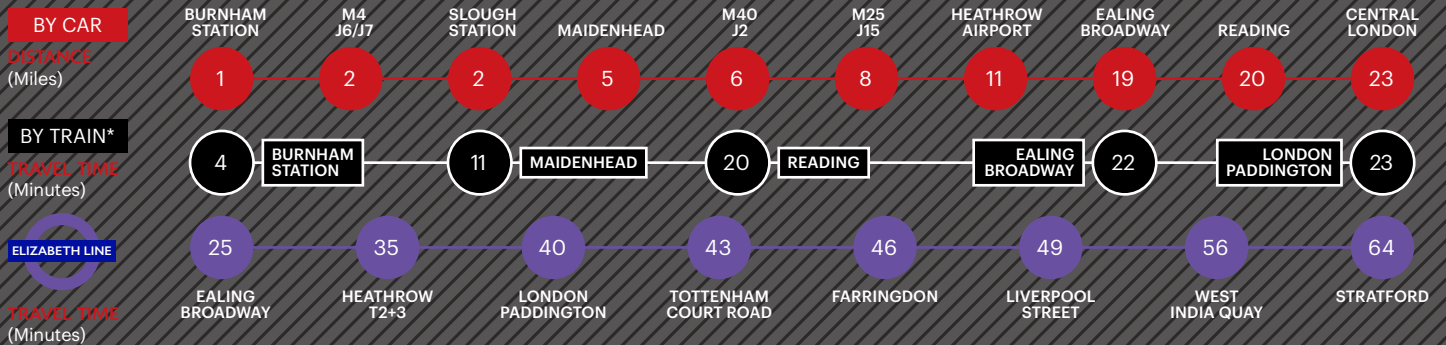
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

**Estate Amenities**

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



**Connections**



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



020 3151 5508



020 3151 5585



020 3151 5523

