slough trading estate

391 Edinburgh Avenue SL1 4UF Available to let Prominent industrial unit

4,954.8 sq ft (460.3 sq m)





Specification

- •1 level access door
- 14 car parking spaces
- 7.08m eaves height to parapet
- WC facility

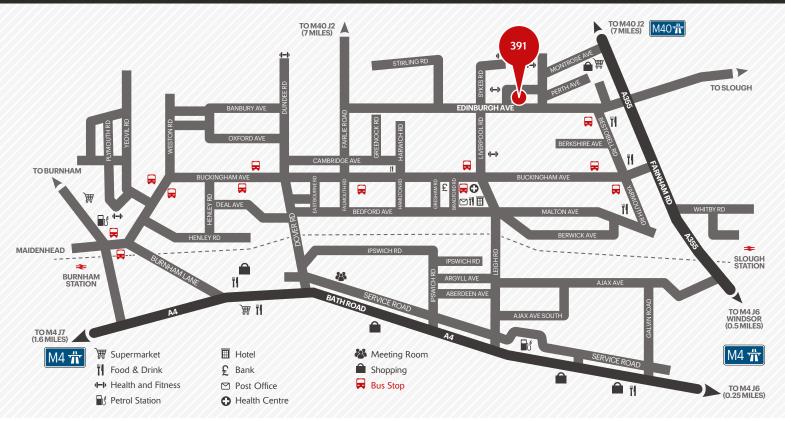
- Tea room
- Office with suspended ceiling, carpeting, electric wall mounted heaters and power

Areas

Total	4,954.8 sq ft	460.3 sq m
Ground Floor Office	748.2 sq ft	69.5 sq m
First Floor Office	2,477.4 sq ft	230.1 sq m
Warehouse	1,729.2 sq ft	160.6 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 MAIDEN	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 MAIDENHEA	AD 20 R	READING	EALING BROADWAY	22	LONDO PADDINGTO	DN 23
ELIZABETH LINE	25	35	40	43	46	49		56	64
TRAVEL TIME (Minutes)	EALING BROADWAY	HEATHROW T2+3	LONDON PADDINGTON	TOTTENHAM COURT ROAD	FARRINGDON	LIVERPO STREE		WEST DIA QUAY	STRATFOR

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



020 3151 5508

AVISON YOUNG

NEWMARK

UK GRE BUILDING COUNCIL Founding Member

020 3151 5585 020 3151 5523