# slough trading estate

121 Yarmouth Road SL1 4HY **Available to let**Prominent industrial unit

10,468 sq ft (972.5 sq m)





# **Specification**

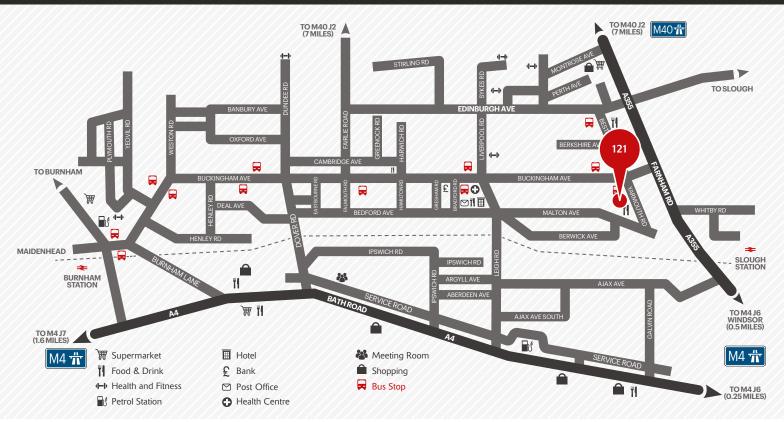
- Industrial warehouse unit
- To be refurbished
- Office accommodation across ground and first floors
- 6m eaves
- 1 level access door
- WC facilities
- 24 car parking spaces
- Office with suspended ceiling, carpeting, electric wall mounted heaters and power

#### **Areas**

Total	10,468 sq ft	972.47 sq m
Ground Floor Office	1,867 sq ft	173.45 sq m
First Floor Office	1,867 sq ft	173.45 sq m
Warehouse	6,734 sq ft	625.57 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	M4 J6/J7	SLOUGH STATION	MAIDENHEAI	M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
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BY TRAIN*	4 BUR STA	NHAM TION	(11) MAI	DENHEAD	(20) R	EADING	EALIN BROADWA	G (22)	LOND PADDINGT	ON 23
Minutes)	25	35	40		43	46	49		56	64
ELIZABETH LINE	EALING	HEATHROW	LONE	////	TOTTENHAM	FARRINGDON	/////		WEST	STRATFOR

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



AVISON YOUNG

020 3151 5585

NEWMARK

020 3151 5523

