

slough trading estate

348

Edinburgh Avenue
SL1 4TU

Available to let from April 2025

Warehouse / Industrial /
Trade Counter Unit

534.4 sq m (5,752 sq ft)



Indicative image of similar property



Indicative image of similar property

Specification

- To be refurbished
- 1 level access loading door
- 10 car parking spaces to the front of the property, with an additional 5 to the rear
- 3-phase power supply
- Kitchenette facilities
- EPC available upon request
- Two storey office accommodation
- Eaves height of 5.17 metres (height to ridge of 6.40 metres)

Areas

Warehouse	3,924 sq ft	364.6 sq m
Ground Floor Office	499 sq ft	46.3 sq m
First Floor Space	1,329 sq ft	123.5 sq m
Total	5,752 sq ft	534.4 sq m



Features

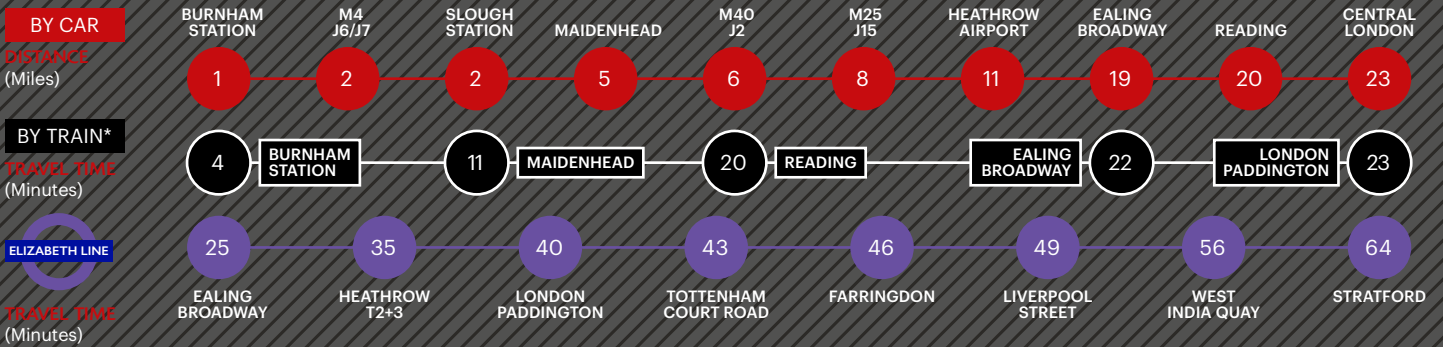
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

Estate Amenities

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



Connections



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



020 3151 5508



020 3151 5585



020 3151 5523

