

slough trading estate

805

Oxford Avenue
SL1 4LN

Available to let

Prominent warehouse unit

5,937 sq ft (552 sq m)



**Prominent warehouse /
trade counter unit fronting
Oxford Avenue.**

A prime position, located just moments away from the Slough Trading Estate shops, banks, amenities and main thoroughfare through the estate.



TO LET
 805 Oxford Avenue
 5937 SQ FT (551 SQ M)
 CUSHMAN & WAKEFIELD
 020 7935 5000
 020 8569 1600
 JLL
 020 7493 4933

**ULTRA FAST
 GIGABIT FIBRE
 POWERED BY
 CITYFIBRE
 AVAILABLE**

With generous loading and a shared secure yard, the unit offers 5,937 sq ft of newly refurbished space. A great opportunity to locate to a place with excellent access to Junction 6 & 7 of the M4, the wider national motorway network and Heathrow, the UK's busiest airport.

Areas		
Ground floor	4,650 sq ft	432.00 sq m
Mezzanine floor office	1,287 sq ft	119.60 sq m
Total	5,937 sq ft	551.60 sq m

The property benefits from:

Warehouse

- 6.65m eaves height
- 1 up and over loading door
- 3 phase electricity
- 17 car parking spaces
- Office accommodation
- Kitchenette
- WC facilities

First Floor Offices

- First floor offices
- WC facilities
- EPC – A22



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

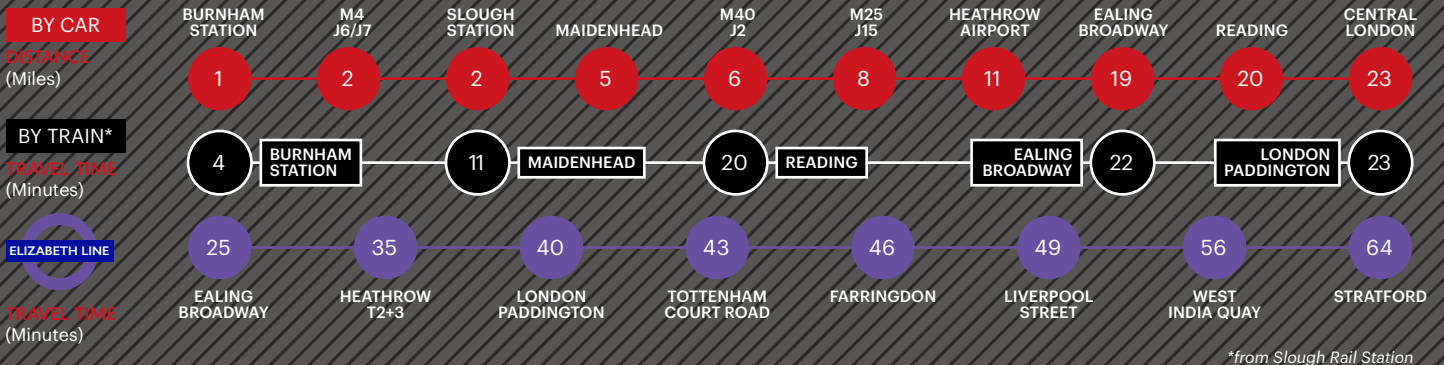
Location

- Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019

Estate Amenities

- 11 Places to eat
- 2 High street banks
- Hotel accommodation
- Multiple fitness facilities
- 2 Nurseries
- 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

