

slough trading estate

121

Yarmouth Road  
SL1 4HY

Available to let  
Prominent industrial unit

10,468 sq ft (972.5 sq m)



Indicative image of similar property

### Specification

- Industrial warehouse unit
- 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

Warehouse	6,734 sq ft	625.57 sq m
First Floor Office	1,867 sq ft	173.45 sq m
Ground Floor Office	1,867 sq ft	173.45 sq m
<b>Total</b>	<b>10,468 sq ft</b>	<b>972.47 sq m</b>



**Features**

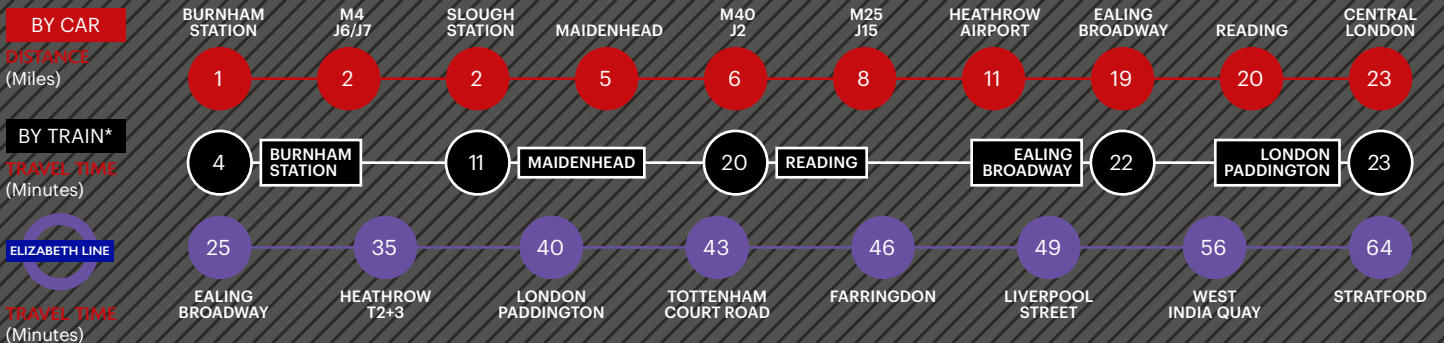
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

**Estate Amenities**

- 11 Places to eat
- 2 High street banks
- Hotel accommodation
- Multiple fitness facilities
- 2 Nurseries
- Health centre
- Dedicated bus service



**Connections**



\*from Slough Rail Station

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



020 3151 5508



020 3151 5585



020 3151 5523

