

slough trading estate

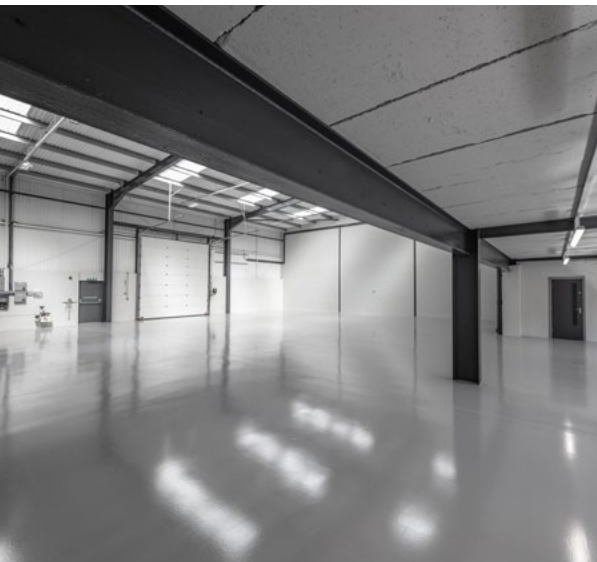
805

Oxford Avenue
SL1 4LN

Available to let

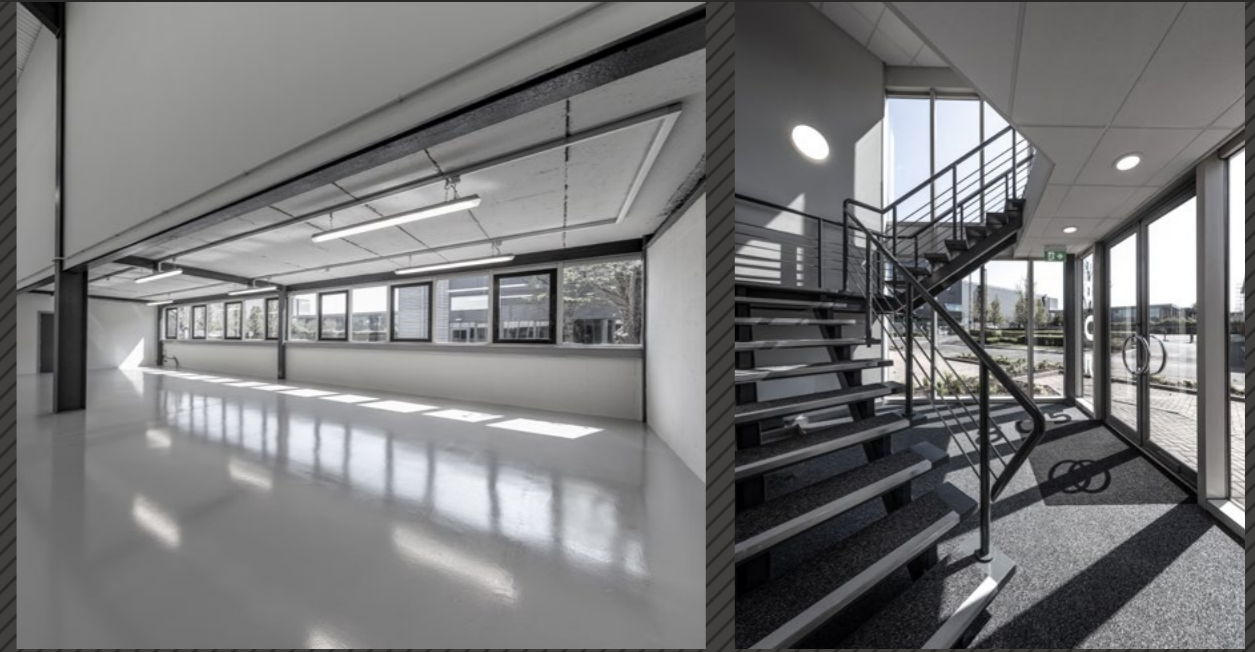
Prominent warehouse unit

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.



ULTRA FAST GIGABIT FIBRE POWERED BY CITYFIBRE AVAILABLE

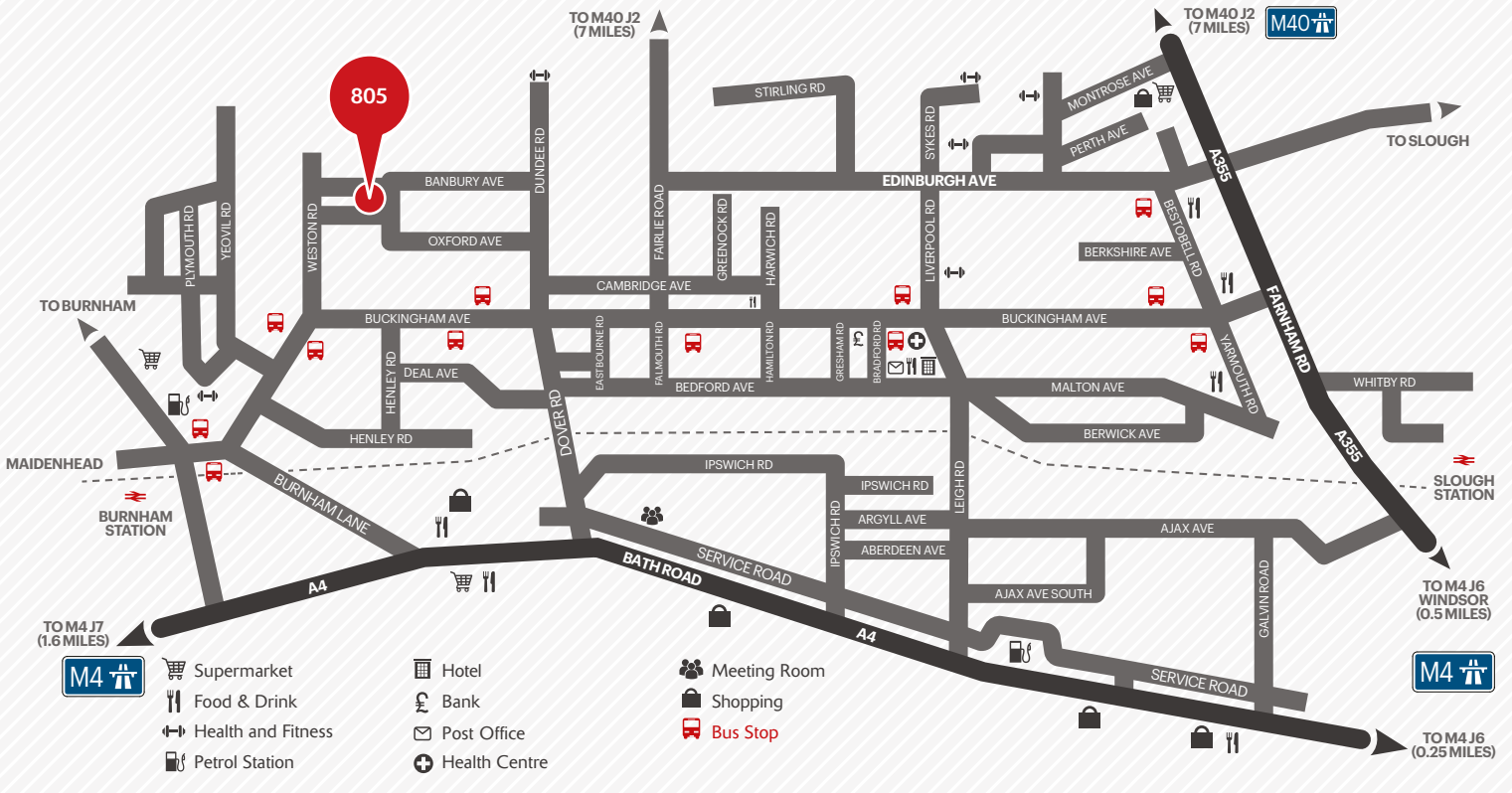
With generous loading and a shared secure yard, the unit offers 5,937 sq ft of newly refurbished space. A great opportunity to locate to a place with excellent access to Junction 6 & 7 of the M4, the wider national motorway network and Heathrow, the UK's busiest airport.

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

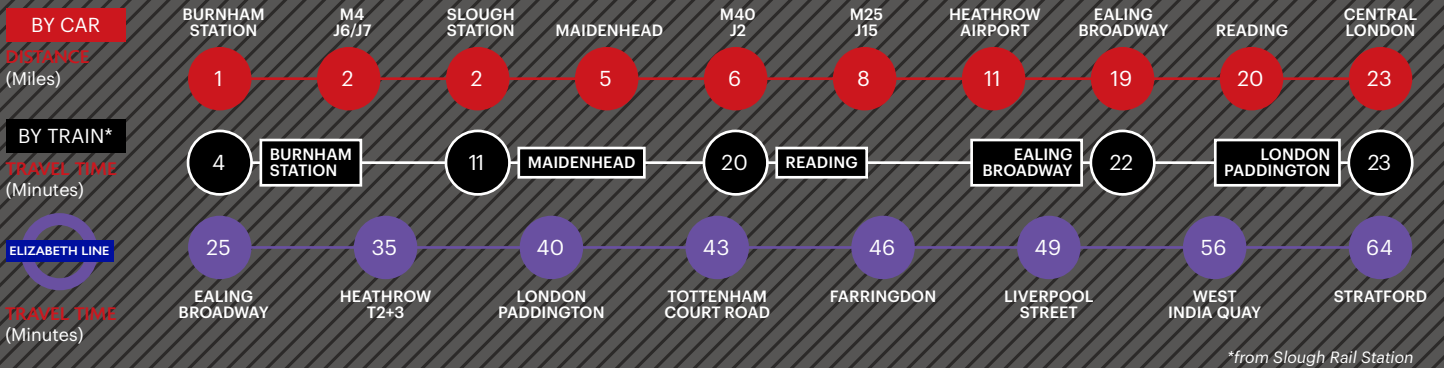
Location

- 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, offering fast and direct services to London Paddington, also benefitting from the Elizabeth Line, providing enhanced connectivity

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

