



# MONTROSE AVENUE ENTERPRISE QUARTER

Offering units for small and start-up businesses on a flexible enterprise lease, within a supportive community for businesses.



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# FOR THE ENTERPRISING



A place for enterprising businesses within an unrivalled location, at the heart of a thriving community. SEGRO are dedicated to providing the best environment to support your company to thrive.

From flexible lease terms to business support programmes, the Montrose Avenue Enterprise Quarter is equipped to enable your business to grow from strength to strength.

-  Ideal for start-ups
-  Flexible lease terms
-  Unrivalled connections
-  Local amenities
-  Thriving community

Signs Express at Montrose Avenue Enterprise Quarter



# A SPECIFICATION BUILT FOR YOUR BUSINESS



Highly connected,  
fibre enabled units



Allocated car parking  
spaces per unit



2.75m eaves height



3-Phase electricity  
in selected units



Roller shutter door

Manually operated and can come  
situated behind a glass façade with  
windows on certain units.  
(Separate pedestrian access)



EPC ratings available  
upon request per unit



WC facilities



Kitchenette facilities  
available in selected units



# STAY AGILE WITH OUR FLEXIBLE TERMS

Evolving your business is made simple with flexible Enterprise Lease terms. We understand a lot can change, especially within three years, so you have the option to move out at any time after 12 months, on three months' notice.

To help manage costs your rent will be payable monthly and will include business insurance and the estate service charge.

Included in our  
Enterprise Lease

- ✓ Building insurance
- ✓ External repairs
- ✓ Estate service charges

## HOW IT WORKS

3

Year  
lease

12

Month  
break

3

Months  
notice

Anytime after the first year



KickFit Academy at Montrose Avenue Enterprise Quarter





# GROWING YOUR BUSINESS, TOGETHER

Locating on the Slough Trading Estate will provide access to a range of opportunities to help make occupying your premises easier and more cost effective.

Our Estate services keep things moving whilst creating a safe and secure environment for the Slough Trading Estate.

## Business Watch



We are delighted to offer all new customers at the Montrose Avenue Enterprise Quarter a 12 month membership with Business Watch, supporting you with all of your security requirements. Services can include pager monitoring system, keyholding and alarm response and bespoke mobile patrol amongst more.

## Waste and recycling



Take advantage of a range of offers aimed at making occupying premises easier and more cost effective. Including but not limited to waste and recycling services with Shorts Group.

## Support



With your dedicated on-site property management team.

## Fibre connectivity

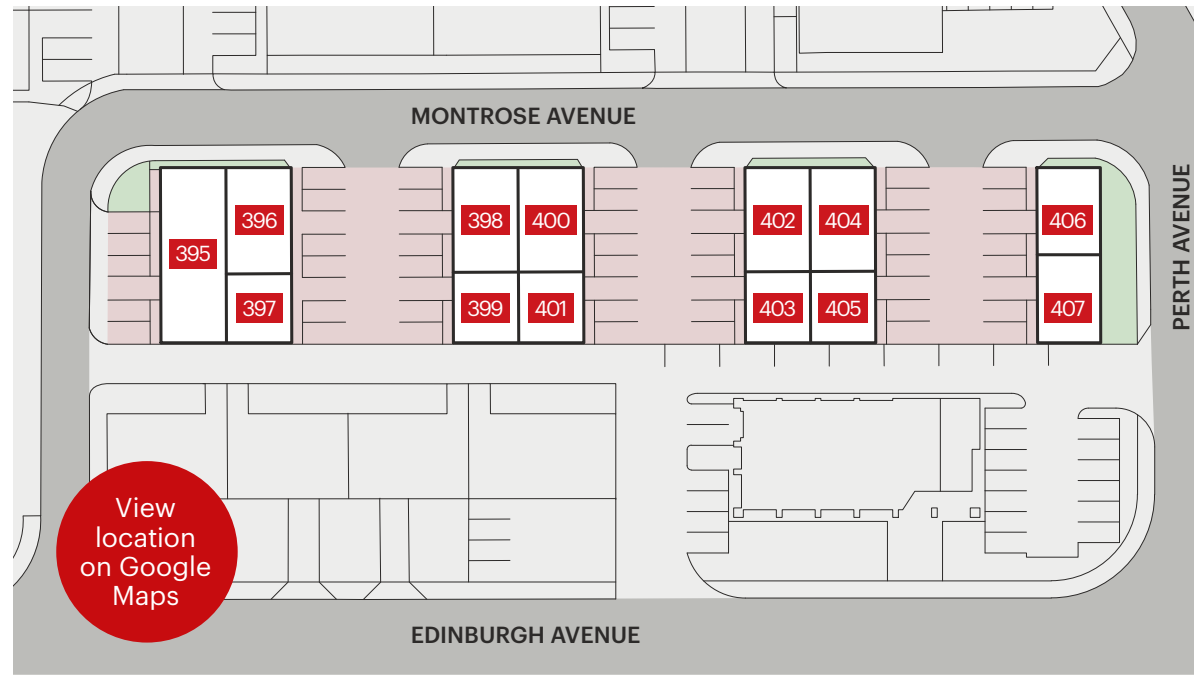


Enabled within all Enterprise Quarter business units.

Matrix Plastics at Montrose Avenue Enterprise Quarter



# AVAILABILITY



Unit	Sq ft	Sq m	Parking spaces
407	794	73.77	5
406	762	70.79	4
405	603	56.02	2
404	896	83.24	4
403	610	56.70	2
402	890	82.68	4
401	612	56.90	2
400	905	84.10	4
399	603	56.02	2
398	894	83.06	4
397	602	55.93	2
396	893	82.96	4
395	1,506	139.91	5





# THE **PERFECT PLACE** FOR YOUR BUSINESS

Slough Trading Estate is the best place in the UK for trade and industry, with people and community at its heart. A home for a diverse range of innovators, creators and makers. We will continue to lead, continue to evolve and continue to provide a thriving business community and a wonderful legacy for all its stakeholders.





# EVERYTHING YOU NEED ON ONE ESTATE

## Amenities

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

## Security

- Award-winning Business Watch team
- 102 CCTV cameras monitored 24/7 everyday
- Out-of-hours security patrols

## Support

- On-site property management team
- Low service charge fees
- Exclusive estate services and discounts

## Connections

- Direct Crossrail link to London opening 2019
- 1.5 miles to M4 Junctions 6 and 7
- Direct journey on the Elizabeth Line
- 20 minute train journey to London Paddington
- Dedicated bus service to Slough and Burnham train stations
- Exclusive estate services and discounts

## Environment

- High-quality landscaped environment
- Team of dedicated landscapers on-site
- Litter pickers on-site 5 days a week

## Connectivity

- Multiple fibre providers
- One of UK's largest dedicated biomass energy plant on-site



Spaces to recharge the mind (and your phone)



Active Estate security



Environmentally friendly 'Smart Bins'








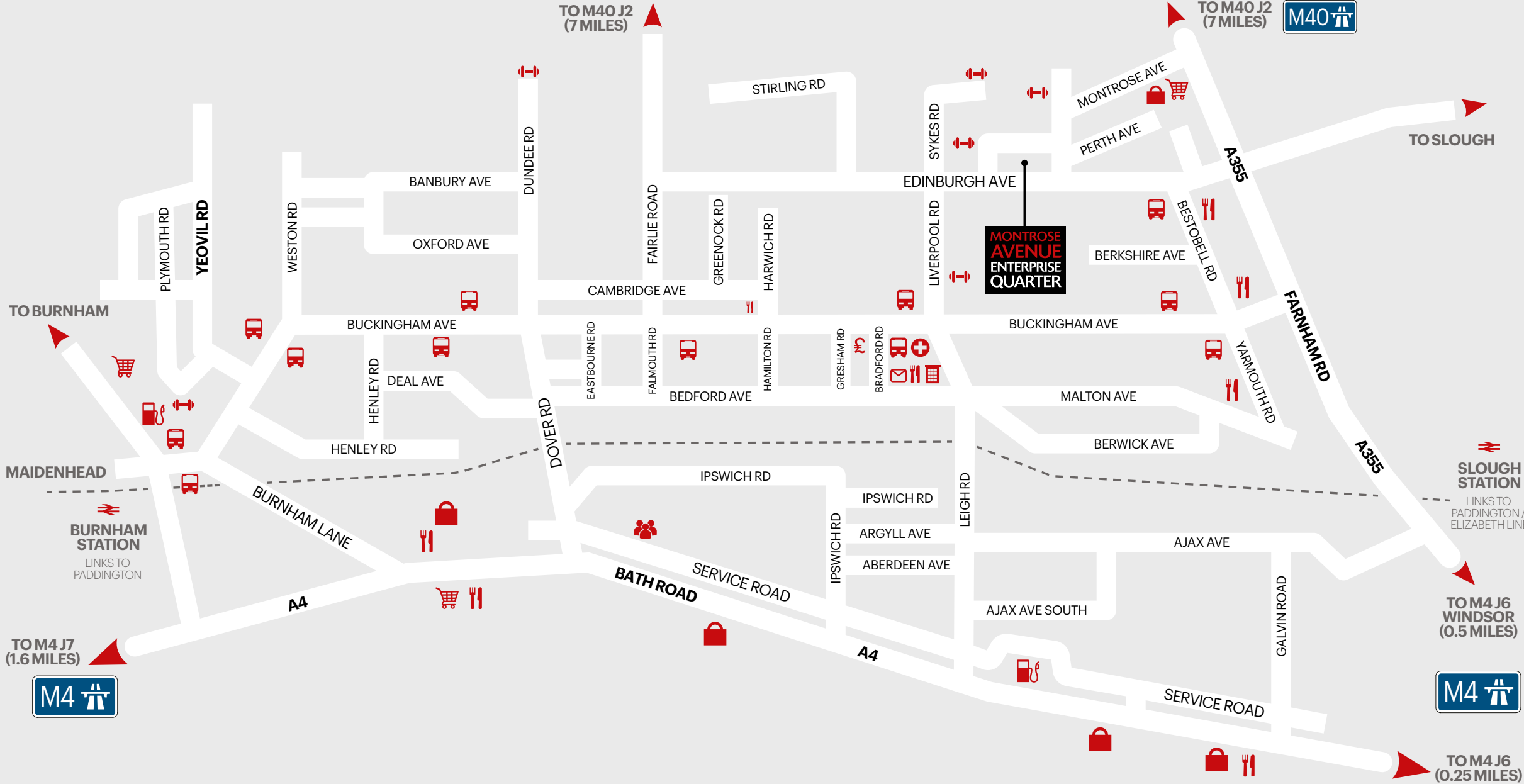
Local businesses discount card



# ON YOUR DOORSTEP

The Slough Trading Estate is located in a prime position with great connectivity and local amenities.

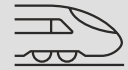
-  Supermarket
-  Food & Drink
-  Health & Fitness
-  Petrol Station
-  Bank
-  Post Office
-  Health Centre
-  Meeting Room
-  Shopping
-  Bus Stop
-  Hotel







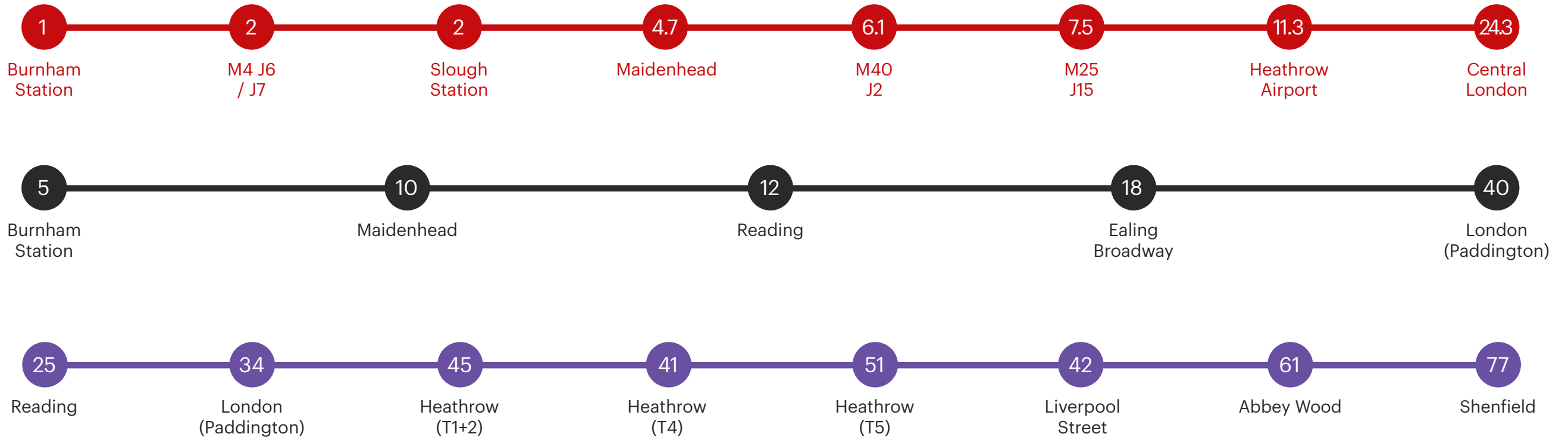
Distance by road  
(miles)



Distance by rail  
(mins)



Elizabeth Line  
(mins)



# GET CONNECTED

## ON THE ROAD

Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport and the wider national motorway network.

## CONNECTED BY RAIL

Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access.

View location on Google Maps

Source: Google maps. road distances are based on departing 136 Edinburgh Avenue at 8am and rail times are based on leaving Slough station at 8am on a weekday.



# THE ENTERPRISE LEASE

## FREQUENTLY ASKED QUESTIONS



### Q. Do I need to instruct a solicitor?

The Enterprise Lease is a 5 page document which is written in plain English to avoid the necessity of appointing a solicitor to review and advise you on this. For this reason, the majority of our Enterprise Lease customers do not instruct a solicitor, but should you wish to do so this is not a problem for us.

A company director or the company secretary may have to visit an independent solicitor in order to make a statutory declaration. This is because the Enterprise Lease will be taken outside the security of tenure provisions of the Landlord and Tenant Act 1954 (we would be happy to explain this to you but the main consequence is that at the end of the Enterprise Lease the landlord will have no obligation to grant you a new lease, although of course it may choose to do so).

### Q. What do I need to do to get into the unit as soon as possible?

We require the following before we can release the keys to the unit:

- The signed Enterprise Lease.
- The sworn statutory declaration (in relation to the exclusion of security of tenure – see above).
- Any rent deposit money and the first month's rent must be cleared funds with our solicitor.
- A completed Direct Debit mandate form (which will be issued with the documents you have to sign). This form will enable the landlord to collect future rents, in accordance with the provisions of the Enterprise Lease.

### Q. What does the rent include?

The rent includes:

- Estate charge – a contribution towards the repair and maintenance of the estate (for example, the landscaping and CCTV).
- Buildings insurance.

### Q. Are there any other costs in addition to the rent?

VAT is charged upon all rental payments. You will be responsible for paying:

- All utilities including water rates and sewage costs. The local water authorities are SSE and Castle Water.
- All other utilities such as electricity, gas and telephone / internet connection to your unit.
- Business Rates.

On business rates, we advise you to contact the Slough Borough Council rates department to find out what your rates liability will be and if you will benefit from the Small Business Rate Relief Scheme. We also recommend that you contact the Council to register your company as the new occupier of the unit and provide them with the current invoicing address and company name.

### Q. What repairs and maintenance am I responsible for?

As part of the Enterprise Lease the landlord is responsible for the repair of the exterior and structure of the building, with you, the customer, responsible for all other repairs and maintenance costs.

You do not have to repair the structure of the property i.e. the roof and walls unless you damage them and the cost of the repair is not covered by our insurance.

For avoidance of doubt, the landlord will not be responsible for the following (which you, the customer, will be responsible for):

- Roller shutters.
- Doors and windows.
- Air conditioning condensing units (if fitted).

### Q. Can I alter the premises – for example construct an internal office?

It depends upon the works you proposed to carry out. Some works are not permitted under the Enterprise Lease. Prior to carrying out any alterations you should always contact the operations team to discuss your proposals.

### Q. Has the landlord installed brand new locks on all doors and windows?

No. The landlord cannot guarantee that there are no other copies of keys to your unit held by previous tenants or contractors. For this reason, we recommend that you change all the locks immediately after taking possession of your unit.



# THE ENTERPRISE LEASE FREQUENTLY ASKED QUESTIONS (continued)

## Q. What shall I do if I accidentally damage the building – for example, if I damage the brickwork with a forklift?

Damage of this kind should be reported to the operations team who can register an insurance claim. If the damage is not covered by our insurance then you would have to pay for it.

## Q. As part of the agreement will I be responsible for undertaking repairs and redecoration (dilapidations) when I vacate the property?

Externally: If no damage has occurred to your property since the commencement of your lease, you will not be required to undertake repairs. If however non-insured damage has occurred rectification must be arranged at your expense.

Internally: All alterations must be removed, any damage repaired and the property redecorated.

## Q. Can I share the premises with another company or sell, sub-lease or assign my lease?

The Enterprise Lease does not allow you to do any of the above. However, the Enterprise Lease does allow you to end the lease early.

## Q. Can I store goods outside the premises?

No external storage is permitted, including items such as wooden pallets, tyres, etc as it creates untidiness on the estate and can be a fire hazard.

## Q. Am I responsible for environmental issues relating to the processes within my business?

Yes. You must take the necessary precautionary measures to meet regulatory and legislative requirements, for example oil or chemical spillage, dangerous substances i.e. asbestos etc.

## Q. What should I do if I run into financial difficulties?

You should contact the operations team to discuss any options.

## Q. Where do I find out if there is any grant assistance available in my area?

Enquiries should be directed to the Local Authority.

## Q. If I require additional or larger space in other areas of the UK or on this estate, can SEGRO help?

Yes. Please contact the operations team who can provide you with all the relevant information.

## Q. Is there any incentive if I recommend SEGRO to a colleague, friend or business contact?

Yes. If a new requirement to lease industrial premises, that we are unaware of, is introduced to us by an existing customer and results in the completion of a new lease of over 12 months with SEGRO, then we will usually reward your company with a 5 per cent credit off your headline rent.

## Q. If I am not happy about the level of business rates payable what do I do?

Your rates payable are calculated by multiplying the rateable value for your unit by the current years' uniform business rate, which is set annually by the Government. You can appeal against your rateable value to the Valuation Office. Further information about submitting appeals can be obtained from the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk)).

## Q. What are the benefits of becoming a SEGRO customer?

- Specialist experience.
- A focus on customer care.
- Local knowledge, multinational expertise.
- A flexible approach to the provision of business space.
- Large portfolio where the ability to trade up is easily achieved.







Axiom Printing at Montrose Avenue Enterprise Quarter

For more information please visit [ste.segro.com](https://ste.segro.com) or contact our joint agents:



020 3151 5508



020 3151 5585

**NEWMARK**

020 3151 5523

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. See [www.SEGRO.com](https://www.SEGRO.com) for further information.