

slough trading estate

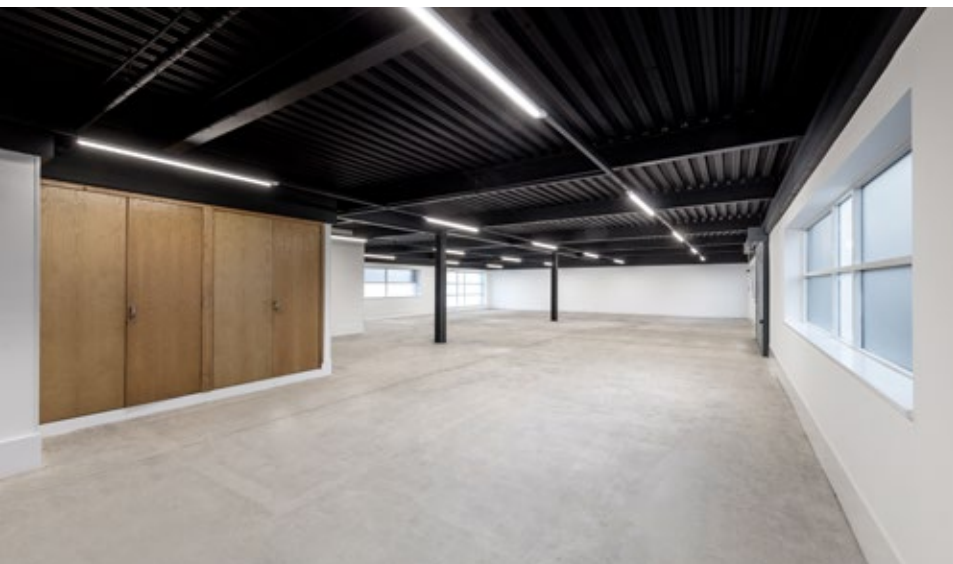
225

Berwick Avenue
SL1 4QT

Available to let

Warehouse / production unit

7,117 sq ft (661 sq m)



**Semi detached
warehouse /
production unit**



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AVAILABLE

The property is located within walking distance of the Buckingham Centre amenity quarter and its location is ideal for access to the M4 / national motorway network together with excellent rail connections to Central London and Heathrow Airport.

Areas

First floor office	3,558.5 sq ft	330.6 sq m
GF warehouse & reception	3,558.5 sq ft	330.6 sq m
Total	7,117 sq ft	661.2 sq m

The property benefits from:

Ground Floor

- Shell and core condition
- Concrete floor
- Exposed ceiling
- LED Lighting
- Roller shutter door
- Male and female WCs
- 25 car parking spaces

First Floor

- Suspended ceiling
- Raised floor
- Kitchenette
- WC facilities
- Open plan office
- EPC - B37



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

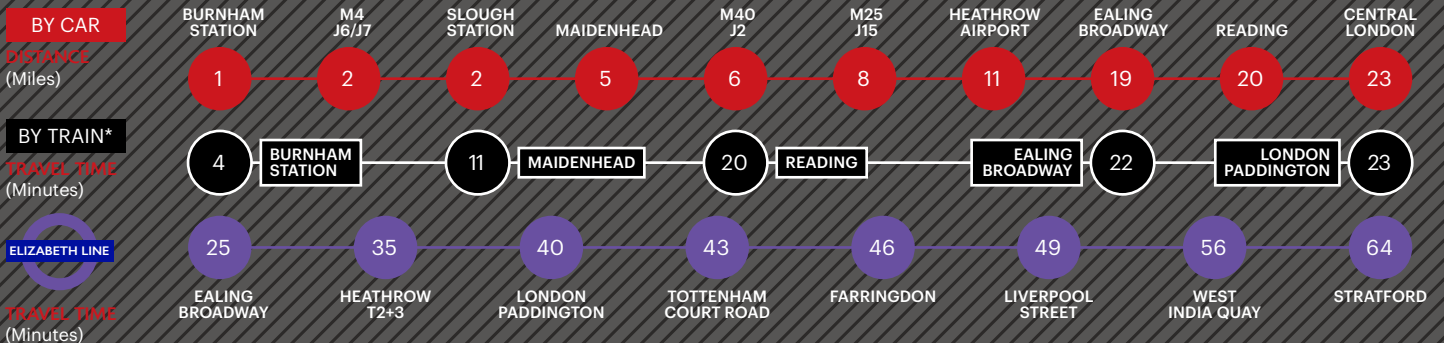
Location

- 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

