

slough trading estate

**BETTER,
BRIGHTER**



136 Edinburgh Avenue **SL1 4SS**

45,150 sq ft (4,195 sq m)

Available **January 2025**

SEGRO.com/136Edinburgh

**ALL
YOURS**

SEGRO

BUILT FOR MORE

FOR & TODAY & TOMORROW

No need to settle for second best, this exceptional new sustainable building ticks all the boxes to support your operations as they develop and become increasingly efficient. Better yet, 136 Edinburgh Avenue is coming soon, due to be delivered and operational in January 2025.

BUILT FOR MORE



ALL YOU NEED



MORE

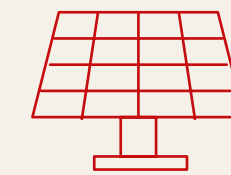
Situated on the established and successful Slough Trading Estate, 136 Edinburgh Avenue is perfect for occupiers demanding the very best from their business headquarters. The new industrial unit boasts a premium specification to support smoother operations, alongside additional features designed to enhance employee wellbeing.

Beyond this, 136 Edinburgh Avenue will enable occupiers to reduce their carbon footprint through exceptional sustainability features, creating positive impacts on both cost savings and reaching net zero goals.

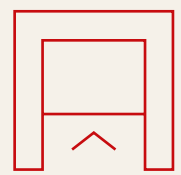
136 Edinburgh Avenue does not just deliver on the basics that you need, but so much more.



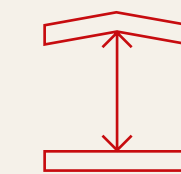
GREEN PLANTING



EXTENSIVE
PV PROVISION



2 LEVEL ACCESS DOORS
2 DOCK LEVEL DOORS



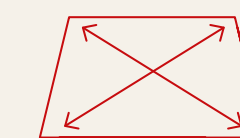
12M EAVES
HEIGHT



70 PARKING SPACES
Including 2 disabled spaces



12 EV
CHARGING POINTS



SECURE DEDICATED
37M YARD

24/7

24/7 ACCESS



SMART BUILDING
TECHNOLOGY

CGI for indicative purposes only

Every space has been carefully designed not to just look good but enable your business to achieve more through better operational efficiencies.



Interiors of SEGRO Park Tottenham, Unit 2

SMART



GOOD LOOKING

EXTERNAL

- Secure, dedicated 37m yard
- 70 allocated car parking spaces including access to EV charging points

WAREHOUSE

- 12m eaves
- 2 dock levellers and 2 level access doors
- 50 kn/m2 floor loading
- Exceptional height for up to 4,042 UK pallets*
- Power 500 kVa, 3 phase
- 24/7 – no hours of use restrictions

OFFICES

- Ground floor reception
- Fully fitted first floor offices with LG7 PIR lighting, raised access floors, suspended ceilings and heating and cooling via air source heat pump
- Roof terrace space
- WCs at ground and first floor levels
- 8 person passenger lift
- Ability to add offices at ground floor level



Not To Scale.
Indicative Only.

NOT JUST A GREAT WAREHOUSE

136 Edinburgh Avenue features two floors of office space, spanning a total of 7,900 sq ft, complemented by a flexible ground floor area, which can accommodate a reception, amenity or office space of 3,975 sq ft. Additionally, it offers an impressive 33,285 sq ft of top-tier warehouse space.

FLOOR AREAS	SQ FT	SQ M
Reception/Undercroft <small>Flexible space that can be used for office or amenity space</small>	3,975	369.3
First floor offices	3,975	369.3
Second floor offices	3,975	369.3
Warehouse	33,285	3,092.1
Total	45,210	4,200

All areas are approximate and calculated on a gross external basis



SMART Core technology at 160 Edinburgh Avenue

GREATER POTENTIAL



LOWER COSTS

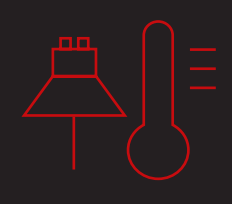
Unit 3 SEGRO Park Enfield

SMART TECHNOLOGY

136 Edinburgh Avenue will be equipped with our SMART Core package, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.



ENERGY USE
Energy and gas consumption reported on an hourly basis



ENVIRONMENTAL DATA
Measuring temperature, humidity and lighting levels



MOTION AND SPACE
Identifying how people move and interact with the space



INDOOR AIR QUALITY
Measuring CO² and Total Volatile Organic Compounds (TVOCs)



WATER CONSUMPTION
Measuring water usage and trends



MORE...

FOR THE PLANET

BETTER, HAPPIER, MORE PRODUCTIVE

The evidence only points in one direction and that is people perform better when happier in their workplace.

The details at 136 Edinburgh Avenue aim to provide a space that doesn't just care for the environment but employees too.



BREEAM

BREEAM EXCELLENT
(Targeting)

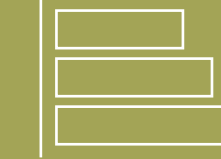


SECURE CYCLE SHELTERS

With electric charging capabilities and green roofs



CONTEMPORARY SHOWER FACILITIES



EPC A+
(Targeting)



SOLAR WALL

Passively heating the building

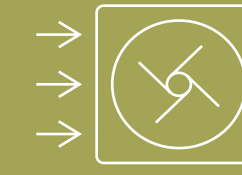


LANDSCAPED OUTDOOR AMENITY SPACE

with seating



EXTENSIVE PV PROVISION
Generating 135,000 kWh of discounted renewable energy



AIR SOURCE HEAT PUMPS

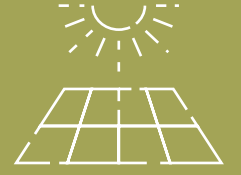


BUG HOUSES AND LANDSCAPING

Providing habitats for pollinating insects and birds



MINIMUM 12 EV CHARGING POINTS
For cars, with the ability to install additional points



ROOF LIGHTS

For ample natural lighting



BRISE SOLEIL

providing solar shade solutions



Terrace at SEGRO Park Tottenham



EV point and cycle shelter at SEGRO Park Tottenham



Outdoor amenity space at SEGRO Park Tottenham

THE PEOPLE

**INNOVATIVE,
INSPIRING,
INVENTIVE,
IMAGINATIVE,**



INDUSTRIOUS

SPACE TO GROW AND FACES TO KNOW

With over 100 years of history and a thriving community, Slough Trading Estate is the place to take your next steps and grow with us. Home to many of the world's most successful companies, the estate has developed a reputation as a world class location for business.

& MORE...

...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

...CONNECTION

- Direct Elizabeth line link to London
- 2 miles to M4 Junctions 6 & 7
- 23 minute train journey to London Paddington
- Dedicated bus service to Slough and Burnham train stations
- 11 minutes to Heathrow Airport by car

...ENVIRONMENT

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

...CONNECTIVITY

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

...AMENITIES

- 127-room Premier Inn
- 10 places to eat
- Three high-street banks
- 2 gyms, 2 martial arts schools, trampoline park, Crossfit training
- Two children's nurseries
- Healthcare centre
- Post office
- Dry cleaners



Slough Station



Spaces to recharge your phone - Image from Yeovil Road

A THRIVING BUSINESS COMMUNITY

A clean, green, safe and secure environment. A home for a diverse range of pioneers, creators and technological innovation this is a place of excellence in design, functionality and sustainability. The Slough Trading Estate will continue to provide an exceptional environment for businesses to maximise their potential.

FOR THOSE WHO DEMAND MORE

With unrivalled location in the heart of the Thames Valley, 136 Edinburgh Avenue benefits from everything the Slough Trading Estate has to offer.



Sainsbury's



GREGGS



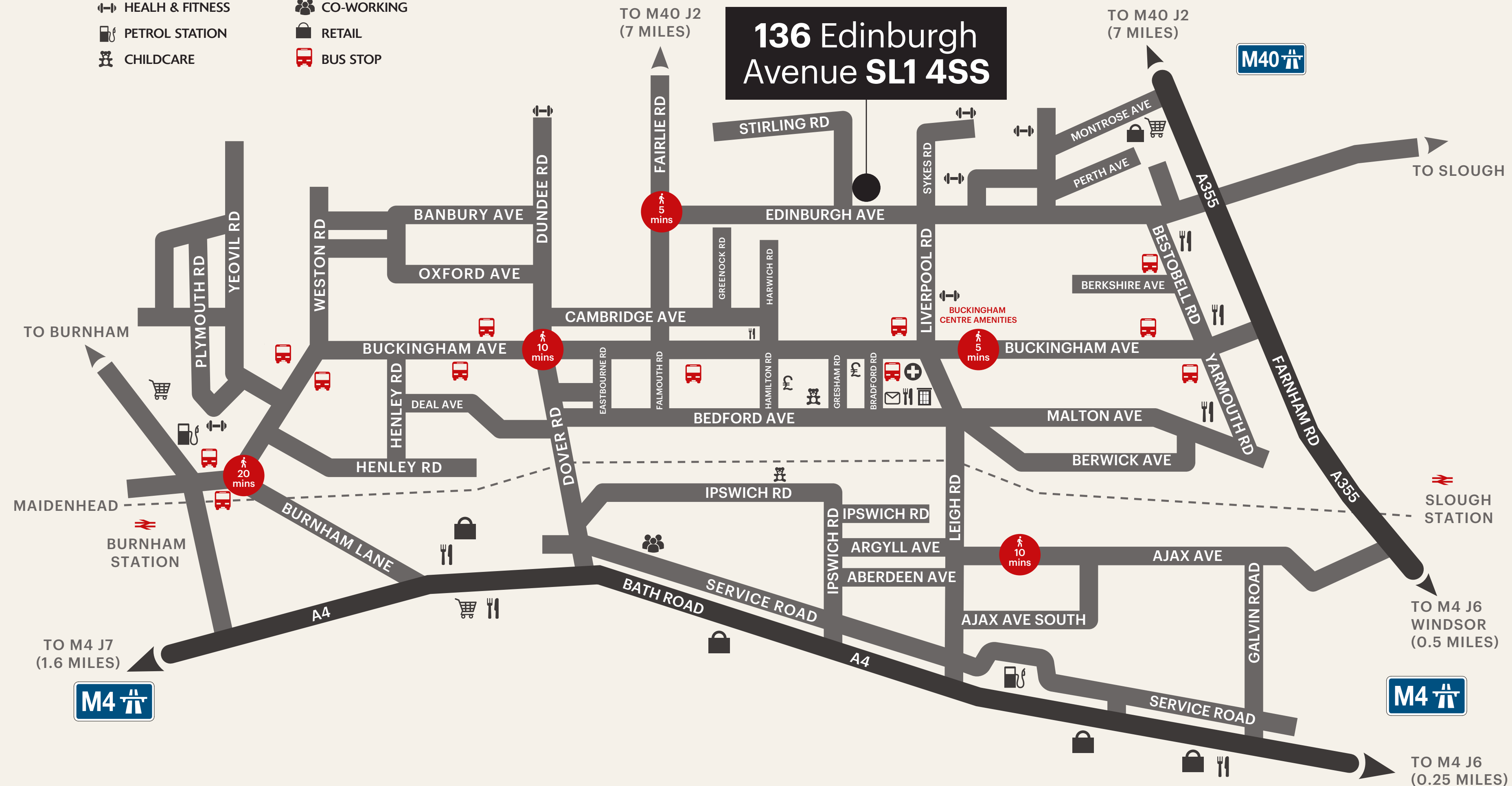
PAPA JOHN'S



BARCLAYS



- SUPERMARKET
- FOOD & DRINK
- HEALTH & FITNESS
- PETROL STATION
- CHILDCARE
- BANK
- POST OFFICE
- CO-WORKING
- RETAIL
- BUS STOP



SLOUGH & BEYOND

BY 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 & the wider national motorway network.

BY RAIL

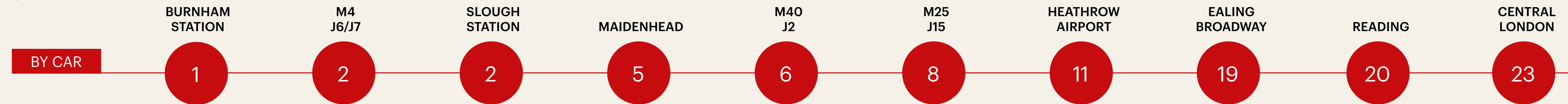
Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access.

There is a dedicated bus service to Slough and Burnham train stations from the Slough Trading Estate.

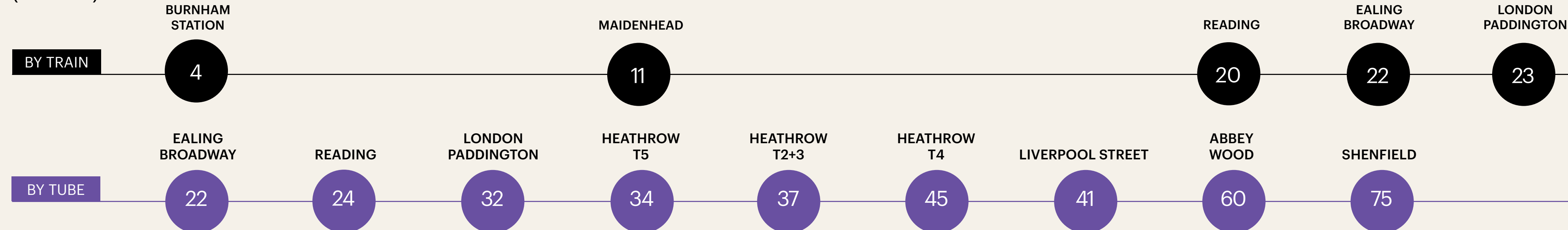
BY AIR

Proximity to Heathrow Airport

DISTANCE (Miles)



TRAVEL TIME (Minutes)



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.

slough trading estate

For more information please visit **STE. [SEGRO.com/136Edinburgh](https://www.segro.com/136Edinburgh)**
or contact our joint agents:



020 3151 5508



020 3151 5585



GERALDEVE
A NEWMARK COMPANY

020 3151 5523

BUILT FOR MORE

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 for further information.

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