

TO LET - INDUSTRIAL

250 LEIGH ROAD

Slough, SL1 4BD



Key Highlights

- 19,500 sq ft
- Immediately available on flexible terms via sublease/assignment
- 2 x Cranes (5 tonne & 12.5 tonne capacity)
- Secure service yard
- Excellent Road Frontage
- Fitout to include WH lighting and heating
- 2 x Level Access Loading Doors
- Front & Rear Car Park

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Description

The property comprises a 12,222 sq ft warehouse with 2 storey office totalling 7,278 sq ft. The unit benefits from 2 level access doors and a secure service yard, warehouse lighting and heating and 5 tonne and 12.5 tonne cranes.

The GF office is part fitted out as a trade counter, with the floorplan mirrored on first floor to provide additional office space to include WC's and kitchenette on both floors.

Location

The property is located on the Slough Trading Estate with excellent frontage to Leigh Road, providing direct access to Bath Road (A4). It is located less than 2 miles from Junction 6 & 7 of the M4 to the south, and 6 miles from Junction 2 of the M40 - both providing excellent access to the M25, Heathrow Airport and the wider National motorway network.

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

Accommodation

The accommodation comprises the following areas:

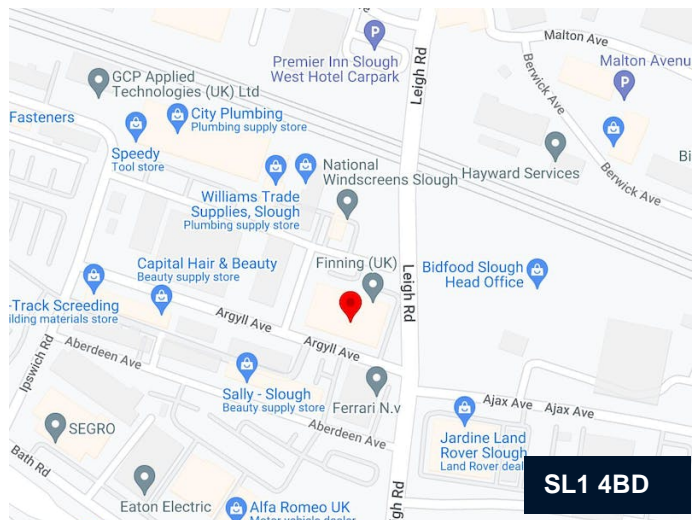
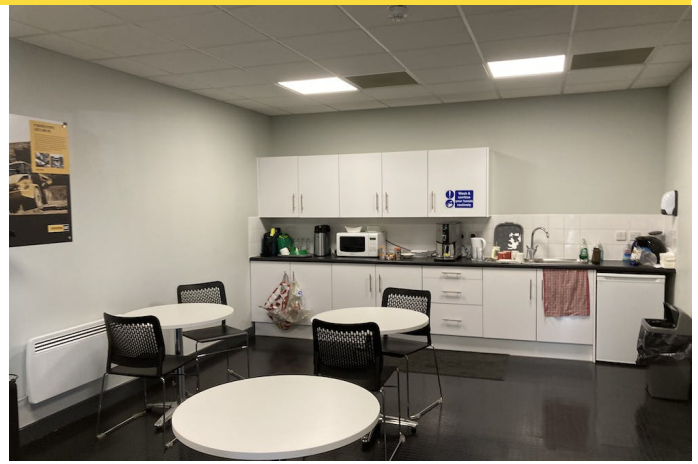
Name	sq ft	sq m	Availability
Unit - Warehouse	12,222	1,135.46	Available
Ground - GF Office	3,639	338.07	Available
1st - FF Office	3,639	338.07	Available
Total	19,500	1,811.60	

Viewings

To be arranged via the sole agents

Terms

The property is available by way of a sub-lease or assignment. Further information can be provided upon request



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