

slough trading estate

201

BEDFORD AVENUE SL14RY



TO LET

18,417 SQ FT (1,711 SQ M)

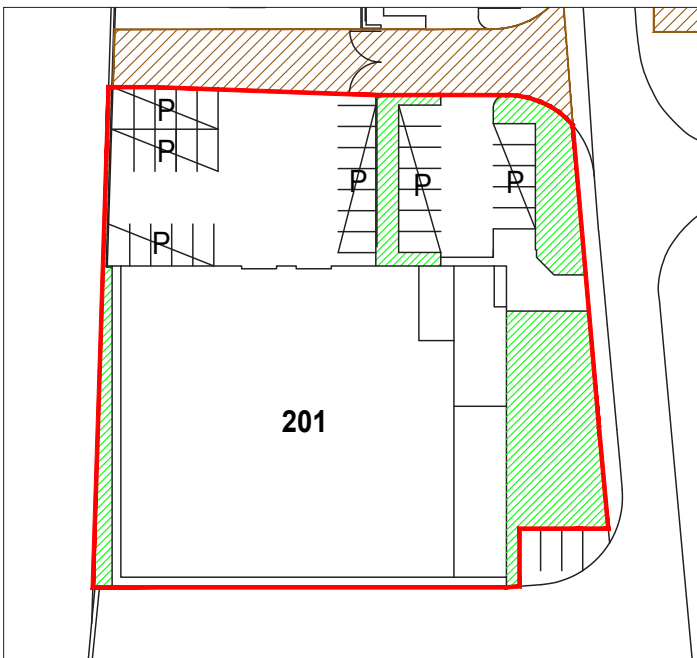
NEWLY REFURBISHED WAREHOUSE
AVAILABLE

SEGRO

201

**BEDFORD
AVENUE
SL14RY**

**A MODERN SINGLE-STOREY DETACHED INDUSTRIAL/WAREHOUSE PREMISES
PROMINENTLY LOCATED NEAR TO THE CENTRAL AMENITIES OF BUCKINGHAM AVENUE.**



11 PLACES TO EAT
2 HIGH STREET BANKS
HOTEL ACCOMMODATION
MULTIPLE FITNESS FACILITIES
2 NURSERIES
HEALTH CENTRE
DEDICATED BUS SERVICE

FEATURES

The property benefits from:

Warehouse:

- 6m to underside of haunch
- Ground & first floor offices
- 2 electrically operated loading doors
- Male, Female & Disabled WC's
- Secure gated yard
- Entrance lobby
- EPC rating: D - 84

USE

- B1, B2, B8
- 24/7 - no hours of use restrictions

EXTERNAL

- 37 car parking spaces

LOCATION

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

FLOOR AREAS

	SQ FT	SQ M
FF OFFICE	1,697	157.66
GF OFFICE	1,697	157.66
GF WAREHOUSE	15,023	1,395.64
TOTAL	18,417	1,710.96

GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

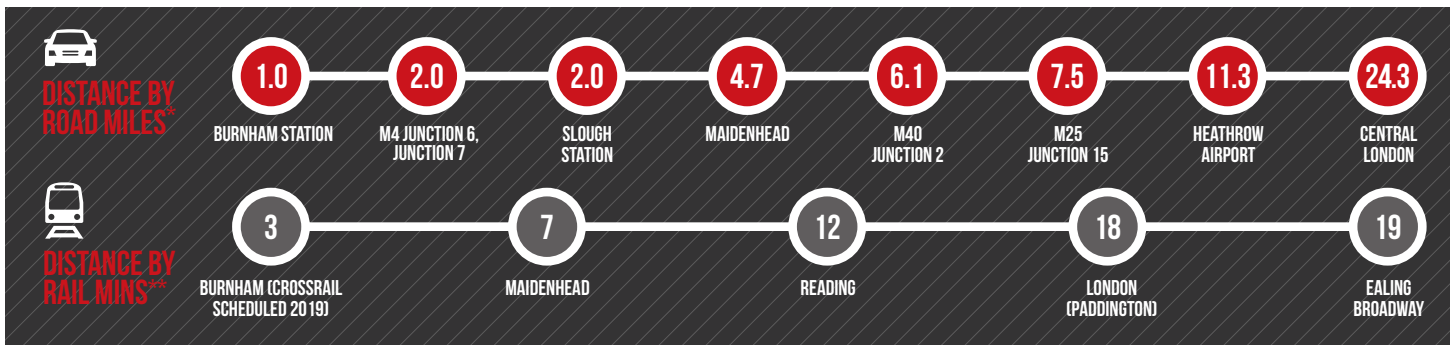


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SERVICES

- 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

VIEWINGS

FOR FURTHER INFORMATION,
CONTACT OUR AGENTS OR
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