



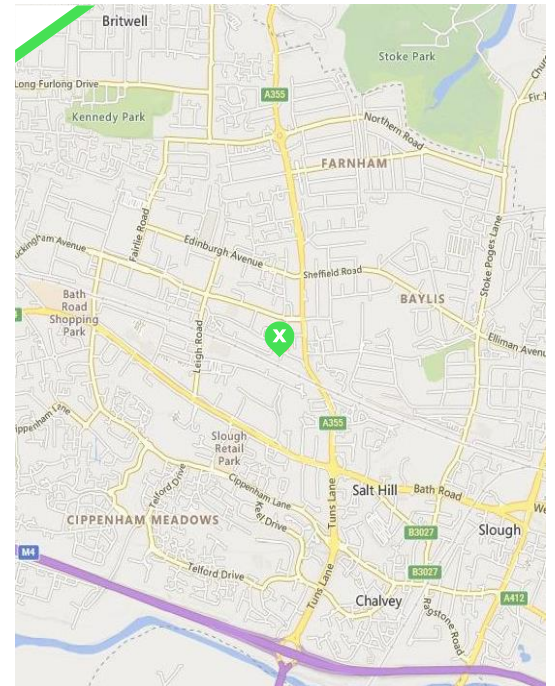
INDUSTRIAL WAREHOUSE UNIT - TO LET

UNIT 122, MALTON AVENUE, SLOUGH TRADING ESTATE, SLOUGH, SL1 4DE

17,897 sq ft (1,662.7 sq m)

The property comprises a detached warehouse benefiting from ground and first floor accommodation, full height electric loading door, rear yard with ability to secure and excellent parking to the front.

- 6m eaves
- 1 electric loading door
- 42 parking spaces
- 24/7 – no hours of use restrictions
- 3 phase power



LOCATION

The property is located at the eastern end of Slough Trading Estate, in close proximity to the retail amenities on the A355 Farnham Road which also provides direct access to Junction 6 of the M4, Junction 2 of the M40 and the wider motorway network beyond.

M4, Junction 6	1.5 miles
M40, Junction 2	5.5 miles
M25, Junction 15	6.7 miles
Slough station	2 miles
Heathrow	9.7 miles

ACCOMODATION (APPROX) - GEA

UNIT	SQ FT	SQ M
Warehouse	12,503	1,161.6
Ground floor office	2,094	194.5
First Floor office	3,007	279.4
Mezzanine	293	27.2
TOTAL	17,897	1,662.7

RENT

On application

ENERGY PERFORMANCE CERTIFICATE (EPC)

B-43

LEGAL COSTS

Each party to bear their own legal costs.

BUSINESS RATES

Interested parties are advised to make their own enquiries with Local Authority.

TERMS

The property is available by way of an assignment or a sublease on a lease term until 15th July 2028. Alternatively, a new lease maybe available directly from the Landlord.



For more information contact:

PARTNER

JOHN POCOCK

john.pocock@logixproperty.com
07766 072273

SENIOR SURVEYOR

BEN ROWE

ben.rowe@logixproperty.com
07841 460300

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. March 2023.