



INDUSTRIAL WAREHOUSE UNIT - TO LET

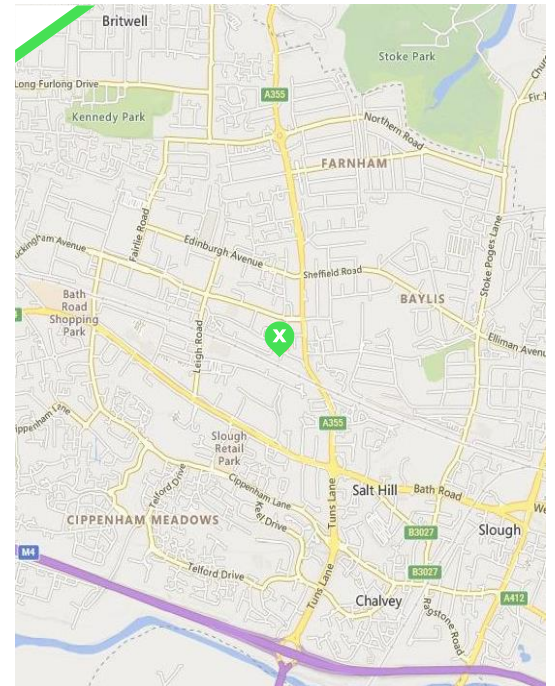
COLD STORE AND CHILLED FOOD FACILITY

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.

- Refrigerated warehouse (Freezer - 232 pallets, Chiller - 104 pallets & Ambient - 140 pallets)
- 6m eaves
- 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

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SENIOR SURVEYOR

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