

slough trading estate

350

EDINBURGH  
AVENUE  
SL14TU



**TO LET**  
**5,628 SQ FT**  
**(523 SQ M)**

**PROMINENT INDUSTRIAL / WAREHOUSE  
/ TRADE COUNTER UNIT WITH EXCELLENT  
PARKING RATIO**

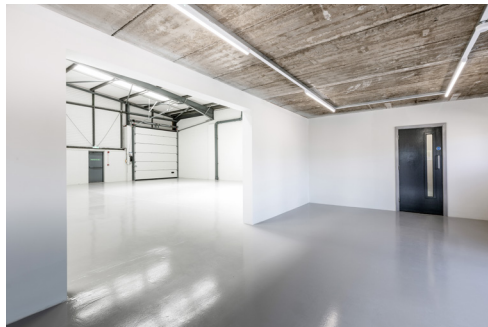
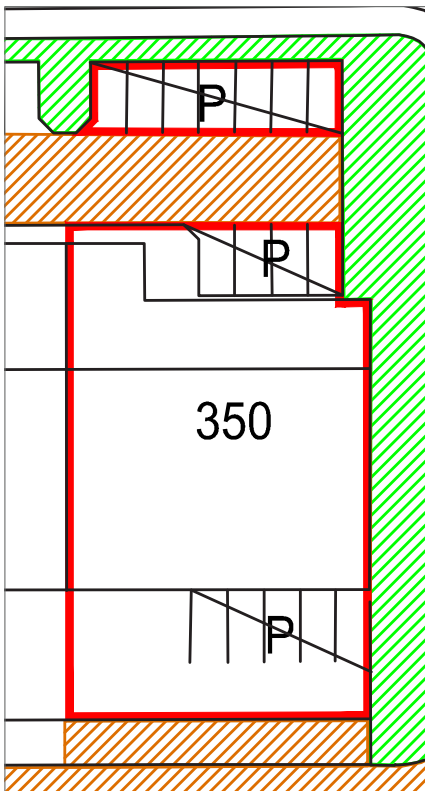
**SEGRO**

# 350

## EDINBURGH AVENUE SL14TU

PROMINENT WAREHOUSE/ TRADE COUNTER UNIT FRONTING EDINBURGH AVENUE A MAIN THOROUGHFARE OF THE SLOUGH TRADING ESTATE, MAKING THEM POPULAR WITH COMPANIES SEEKING A HIGH PROFILE.

THE YARD AREA IS ACCESSED BOTH FROM LIVERPOOL ROAD AND EDINBURGH AVENUE. THE UNITS ARE CLOSE TO THE BANKS, TRADING ESTATE SHOPS, TRADE COUNTER AND MOTOR DEALERSHIP AREAS. EDINBURGH AVENUE OFFERS DIRECT ACCESS TO THE A355 FARNHAM ROAD, WHICH IN TURN LEADS DIRECTLY TO JUNCTION 6 OF THE M4 TO THE SOUTH AND JUNCTION 2 OF THE M40 TO THE NORTH.



**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

- Minimum eaves height 5.3m
- 1 electrically operated up and over loading door
- 3-phase electricity
- Kitchenette

Offices

- Fully-fitted first floor offices
- Ability to fit out additional offices in undercroft
- WC facilities
- Steam fired central heating
- EPC – D80

## USE

- Suitable for B1(B), B1(C), B2 and B8 uses
- 24/7 – no hours of use restrictions
- Situated on Buckingham Avenue, the main East - West thoroughfare on the Estate

## EXTERNAL

- 16 car parking spaces
- Large shared yard to rear

## LOCATION

- Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington from Crossrail.

## FLOOR AREAS

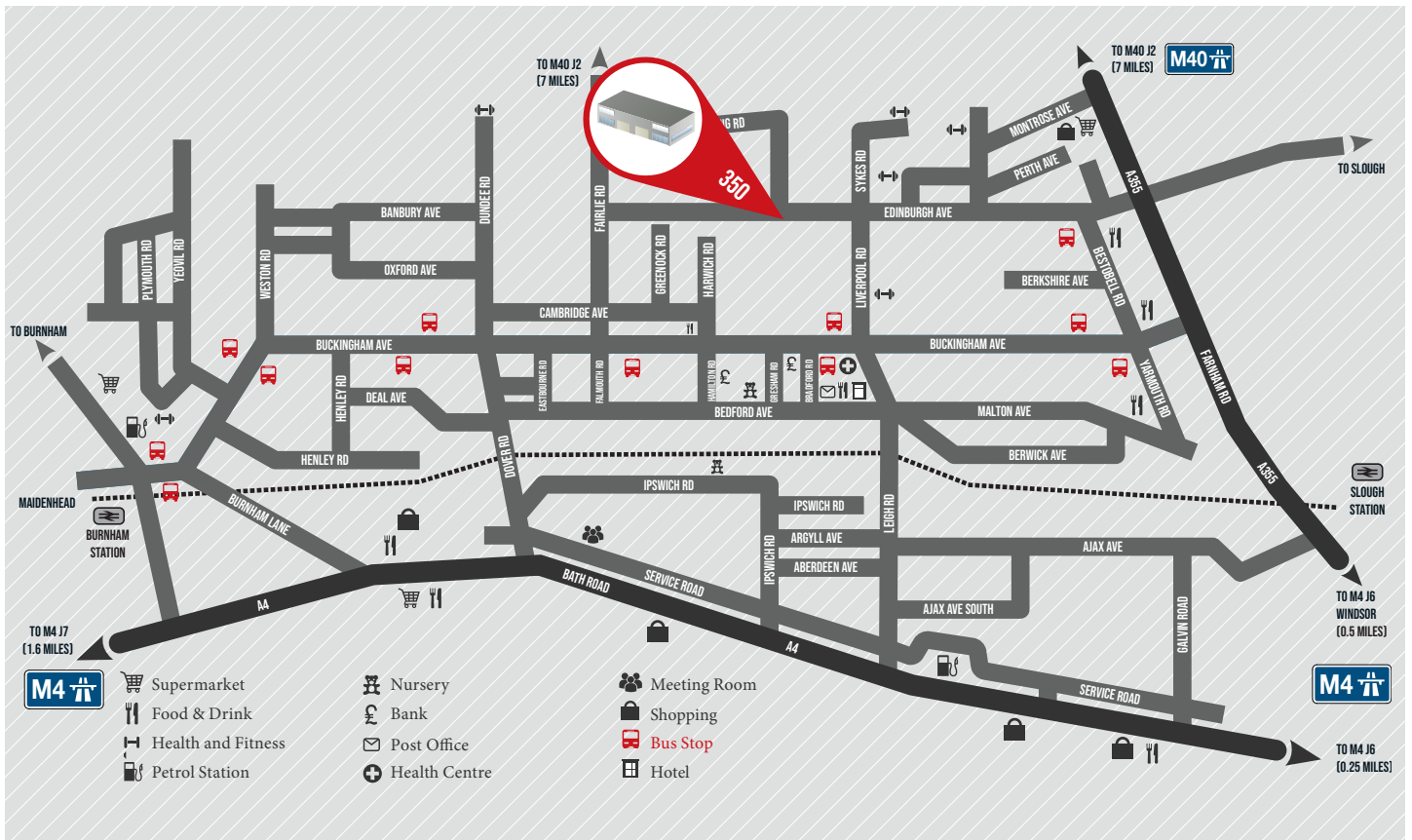
	SQ FT	SQ M
FF OFFICE	1,183	109.89
WAREHOUSE & ANCILLARY	4,445	412.98
<b>TOTAL</b>	<b>5,628</b>	<b>522.87</b>

GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

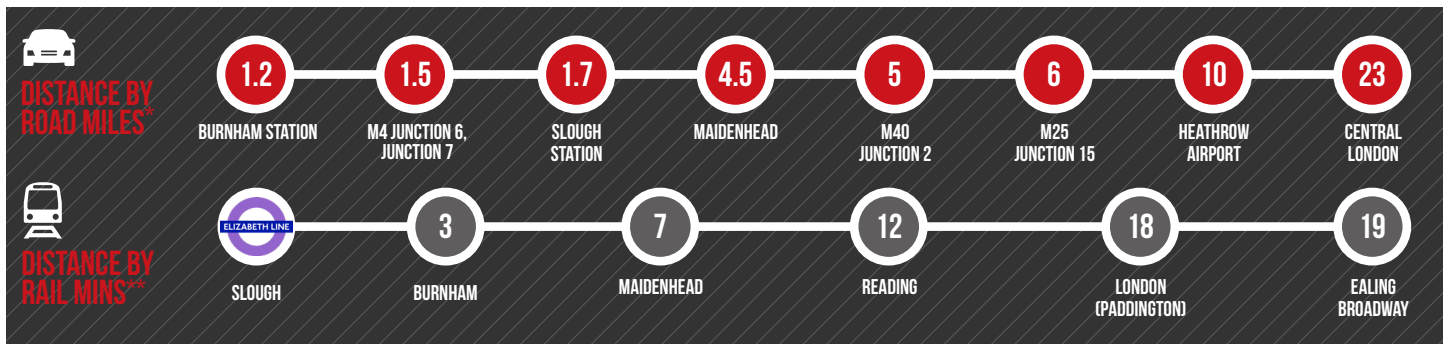


# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 350 EDINBURGH AVENUE SL1 4TU. SOURCE: THE AA \*\* TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

## 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  
SEGRO DIRECT ON  
**01753 537171**



**020 3151 5508**



**020 3151 5585**



**020 3151 5523**



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