

slough trading estate



# 160

**EDINBURGH  
AVENUE  
SL1 4UE**

21,284 sq ft  
(1,977 sq m)

Newly refurbished  
warehouse unit to let

**SEGRO**



PV panels producing annual energy of 114 MWh

Creating 93.5kg of oxygen per year

Extracting 71.5kg of carbon per year

EV charging points

Situated on the established and successful Slough Trading Estate, 160 Edinburgh Avenue is perfect for occupiers demanding the best from sustainability and sustainable technology.

The unit boasts excellent sustainability credentials, including BREEAM 'Excellent' rating and has been certified as operationally net zero carbon.

In addition to this, the refurbishment benefits from the use of sophisticated green technology and materials throughout.

# GREEN WITHOUT COMPROMISE








Mechanical ventilation with heat recovery

Improves wellbeing

# A BREATH OF FRESH IDEAS

We know that green walls look beautiful, but their performance goes way beyond aesthetics. They can help reduce the amount of heat lost through a building's structure by more than 30%\*, whilst also soaking up rainfall that would usually run off the walls, absorb carbon, produce oxygen and significantly reduce noise levels.

Exposure to green walls has also led to increases in efficiency, creativity and memory recall whilst also enhancing physiological and psychological wellbeing.

-  Reduces energy consumption
-  Absorbs carbon
-  Produces oxygen
-  Reduces noise
-  Improves wellbeing

\*Source: University of Plymouth's Sustainable Earth Institute

PIR sensors activated lighting

# SPACE THAT SPEAKS VOLUMES

## FEATURES



5.2m eaves height



2 electronically operated loading doors



3 phase electricity



EPC rating A+



30 car parking spaces



4 EV charging points



Large, secure, private yard to rear



Daylight sensors

Energy efficient LED lighting

Photo-catalytic paint

# A WORKING ENVIRONMENT THAT WORKS FOR EVERYBODY



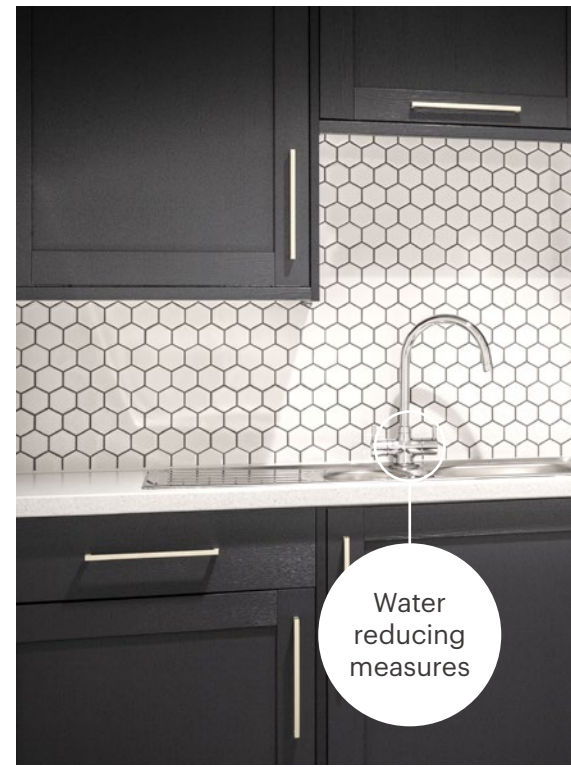
Air source heat pump for heating and cooling

On-premise renewable energy production

Reclaimed and reused building materials

# EVERYTHING CONSIDERED

At 160 Edinburgh Avenue, the very best considerations have been made for the needs of a modern business. From the reuse of materials to the creation of comfortable environments for both occupiers and local wildlife.



Water reducing measures



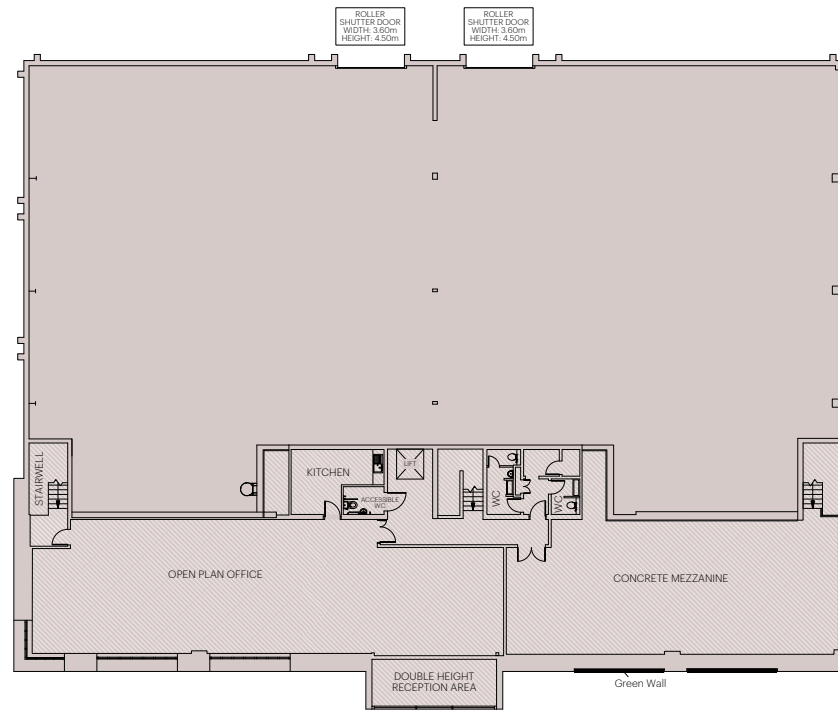
Full accessibility for all



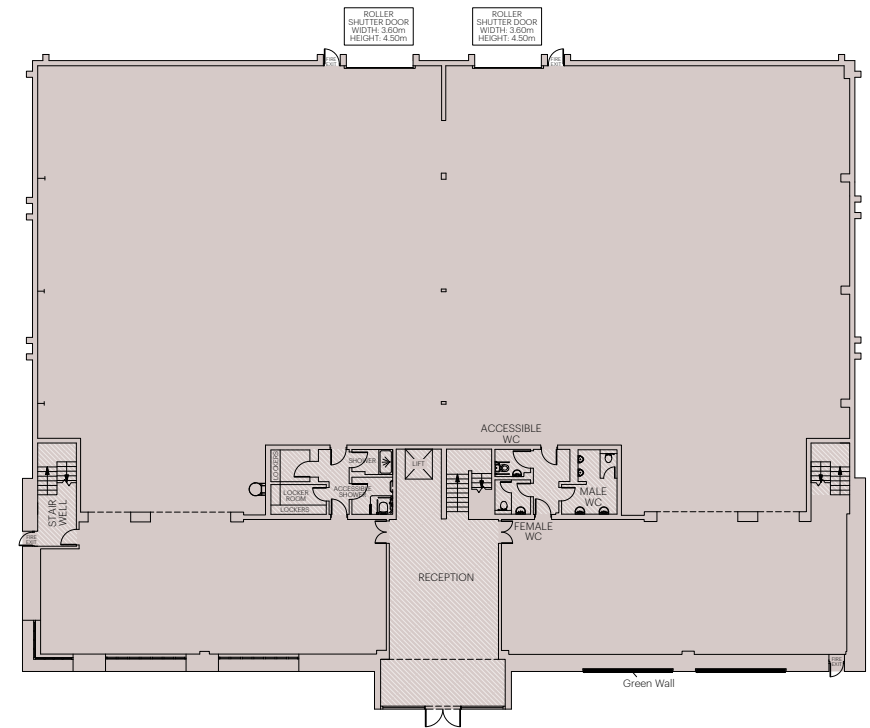
Insect habitats



### First floor



### Ground floor



### Floor areas

First floor office

Sq ft

3,302

Sq m

306.8

Mezzanine store

1,886

175.2

Warehouse

16,096

1,495.4

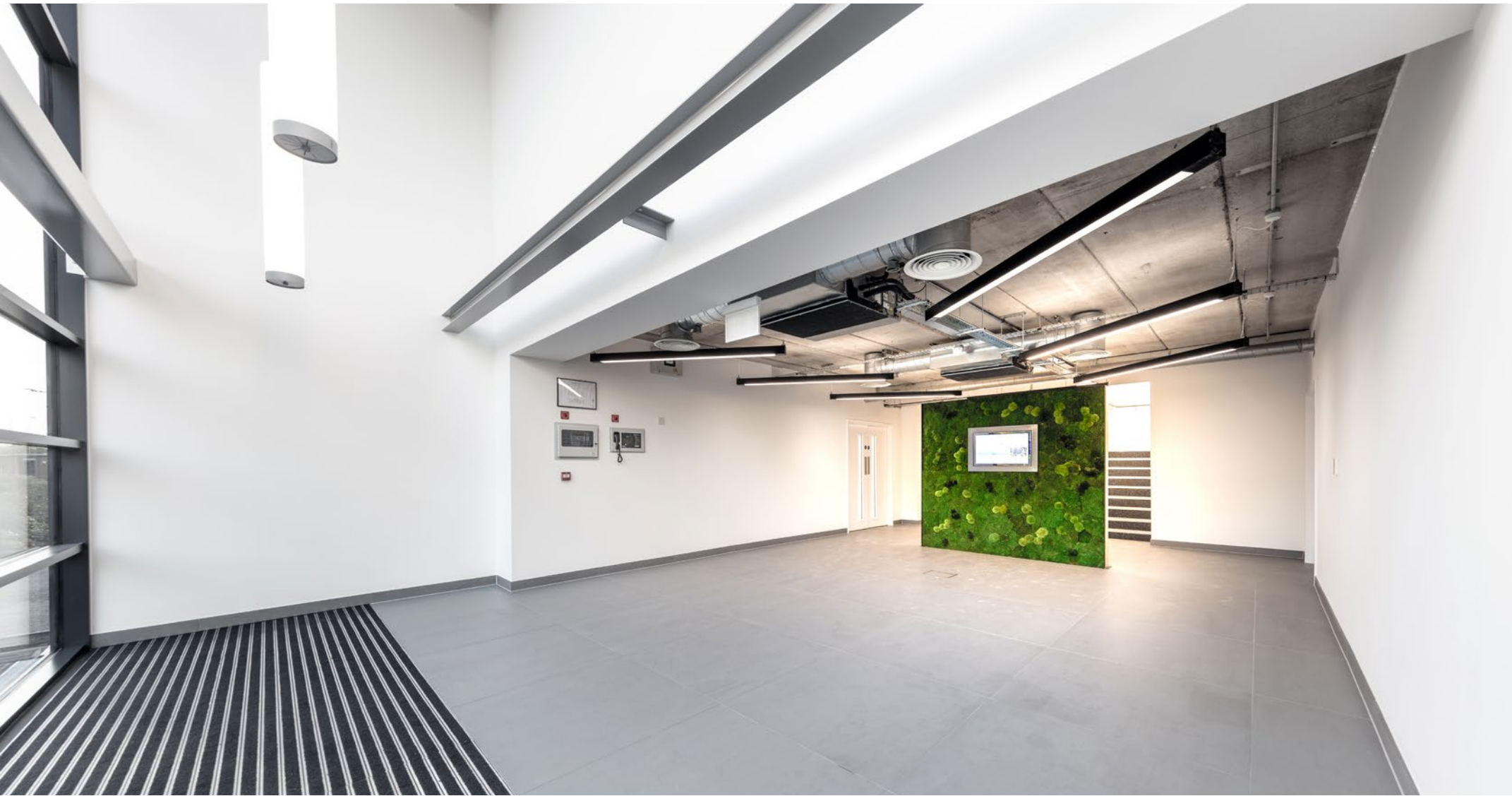
**Total**

**21,284**

**1,977.4**

All areas are approximate and calculated on a gross external basis

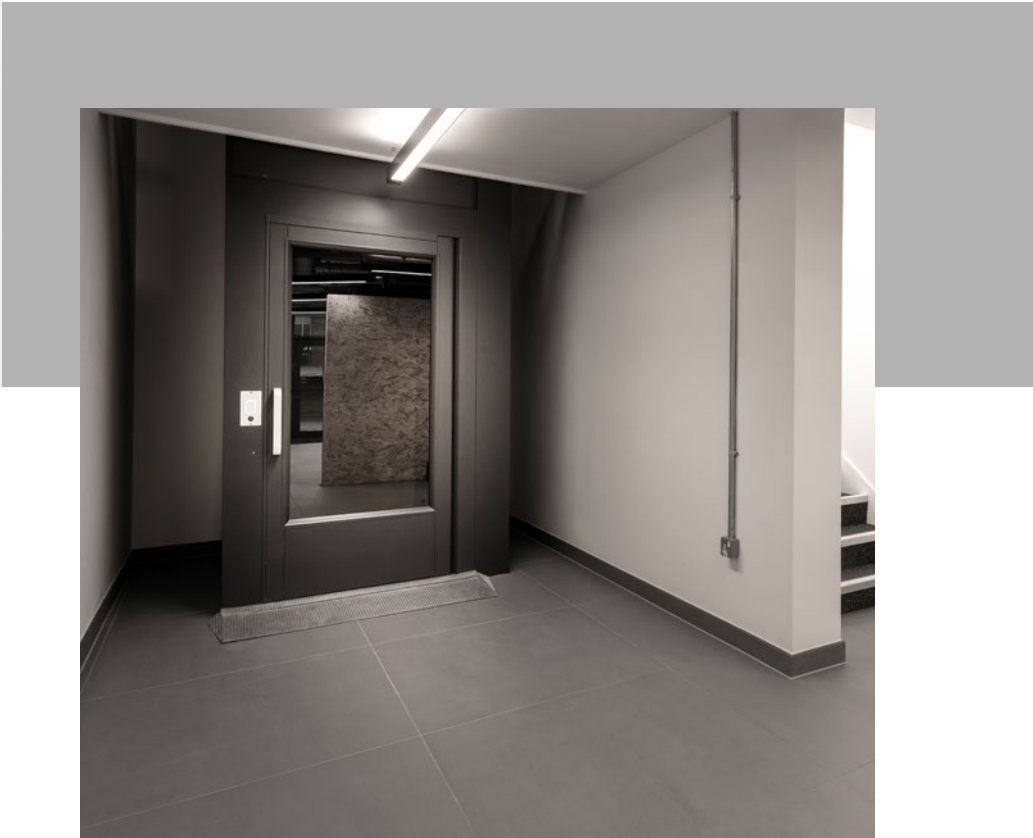
Floorplates not to scale. Indicative only.



# DRIVEN BY DATA

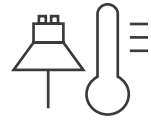
160 Edinburgh Avenue is equipped with our SMART Core package, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.

SMART Core will measure environmental data, energy use, motion, air quality and water consumption, among other variables.



### Energy use

Energy and gas consumption reported on an hourly basis



### Environmental data

Measuring temperature, humidity and lighting levels



### Motion and space

Identifying how people move and interact with the space



### Water consumption

Measuring water usage and trends



### Indoor air quality

Measuring CO<sup>2</sup> and Total Volatile Organic Compounds (TVOCs)



# IDEAL LOCATION

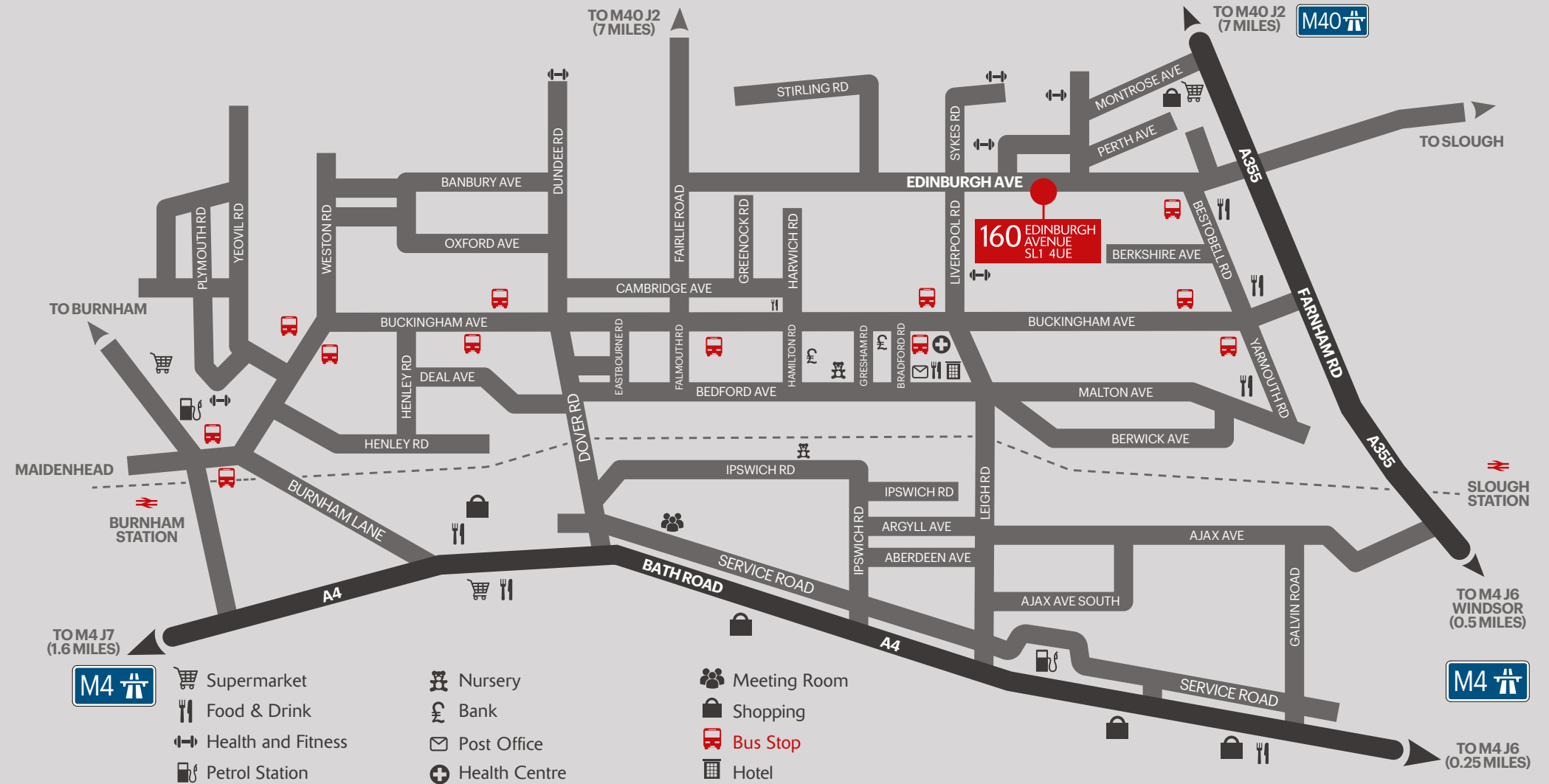
With an unrivalled location at the heart of the Thames Valley, 160 Edinburgh Avenue also benefits from everything the Slough Trading Estate has to offer. Home to many of the world's most successful companies, the estate has developed a reputation as a world class location for business.

## ON THE ROAD

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.

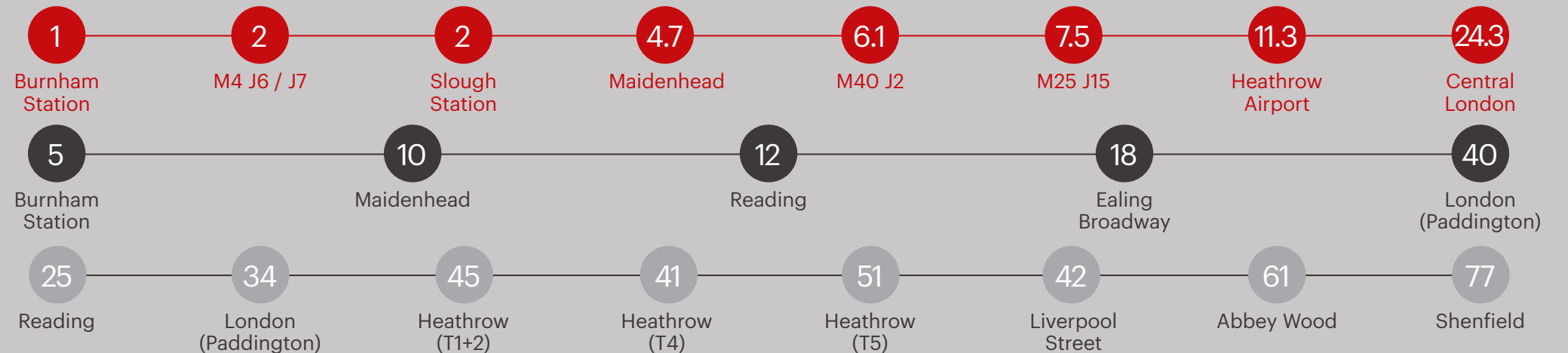
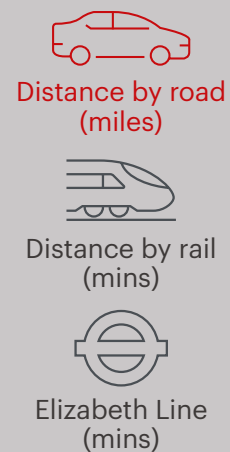
## CONNECTED BY RAIL

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



## DISTANCE & TIMES

Source: Google maps. road distances are based on departing 160 Edingburgh Avenue at 8am and rail times are based on leaving Slough station at 8am on a weekday.



For more information please  
visit [ste.segro.com](http://ste.segro.com) or contact  
our joint agents:



020 3151 5508



020 3151 5585



020 3151 5523

The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document.