

slough trading estate

558  
IPSWICH  
ROAD  
SL14ST

**TO LET 4,659 SQ FT (433 SQ M)**  
PROMINENT TRADE COUNTER / INDUSTRIAL UNITS TO LET

**FEATURES**

The property, which is to be refurbished, benefits from:

- 6m to eaves
- Covered loading
- Electrically operated loading door
- 3-phase electricity
- Kitchenette
- WC facilities
- 9 parking spaces
- EPC – C60



Indicative photo

FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	3,842	356.93
OFFICE	817	75.93
<b>TOTAL</b>	<b>4,659</b>	<b>432.84</b>

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

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

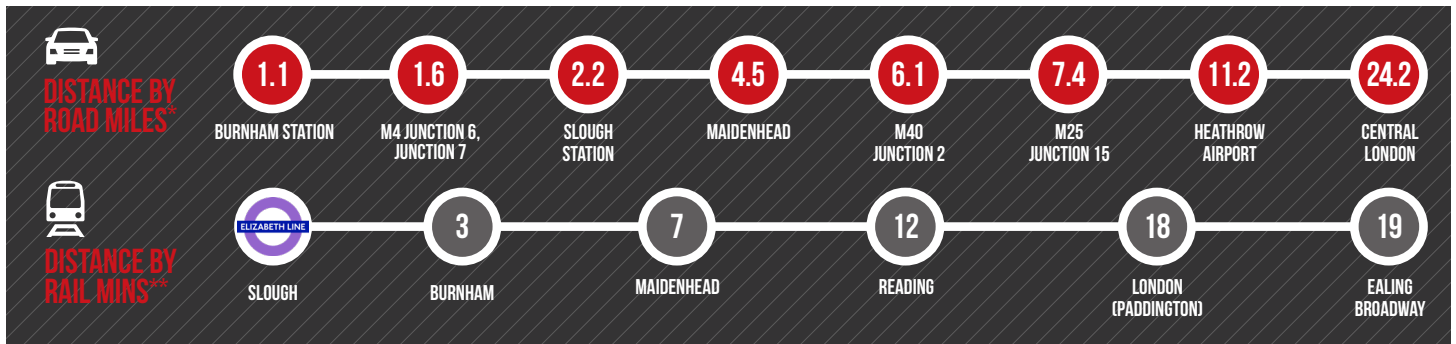
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# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 558 IPSWICH ROAD, SL1 4ST. SOURCE: THE AA \*\* TIMES FROM SLUGH 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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