

**TO LET 14,604 SQ FT (1,357 SQ M)**  
 DETACHED WAREHOUSE/PRODUCTION UNIT AVAILABLE TO LET COMBINED OR SEPARATELY

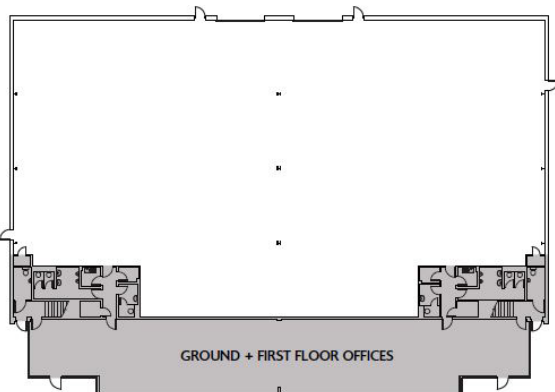
**FEATURES**

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

- 6m to underside of haunch
- 2 electric up and over loading doors
- Ground and first floor offices
- Shared secure rear yard
- Kitchenette
- 3 phase electricity
- Gas supply
- EPC – B



Indicative photo



242 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	4,354	404.5
GROUND FLOOR OFFICE	1,600	148.6
FIRST FLOOR OFFICE	1,379	128.1
<b>TOTAL</b>	<b>7,332</b>	<b>681.2</b>

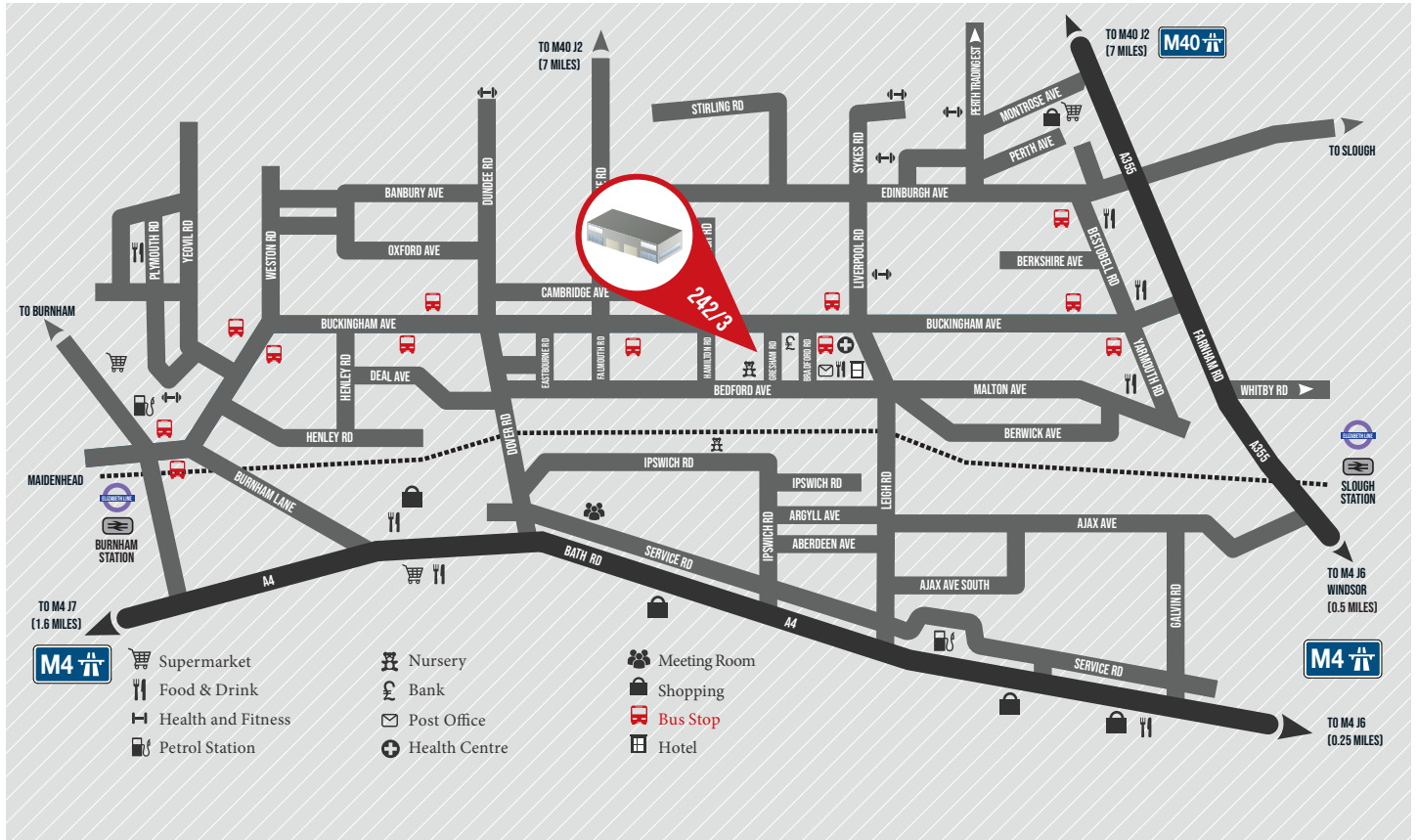
243 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	4,312	400.6
GROUND FLOOR OFFICE	1,650	153.3
FIRST FLOOR OFFICE	1,310	121.7
<b>TOTAL</b>	<b>7,272</b>	<b>675.6</b>

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

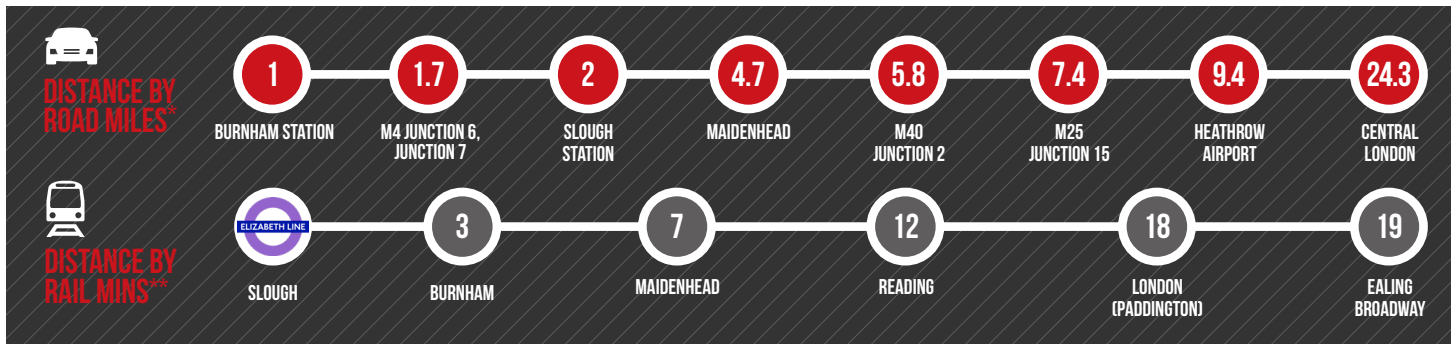
- 11 PLACES TO EAT**
- 2 HIGH STREET BANKS**
- HOTEL ACCOMMODATION**
- MULTIPLE FITNESS FACILITIES**
- 2 NURSERIES**
- HEALTH CENTRE**
- DEDICATED BUS SERVICE**

# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 242/3 GRESHAM ROAD SL1 4RD. 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



**SEGRO**

[WWW.SEGRO.COM/STE](http://WWW.SEGRO.COM/STE)  
@SLOUGHTE

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. January 2024 182902