

slough trading estate

558
IPSWICH
ROAD
SL14ST



Indicative image

TO LET 4,659 SQ FT (433 SQ M)

PROMINENT TRADE COUNTER/ INDUSTRIAL UNIT — AVAILABLE Q2 2023

FEATURES

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

- 6m eaves
- Covered loading
- 1 electrically operated loading door
- Fully fitted office
- 3-phase electricity
- Male and female WCs
- Kitchenette
- 9 parking spaces
- EPC – C-60



Indicative photo



Indicative photo

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

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

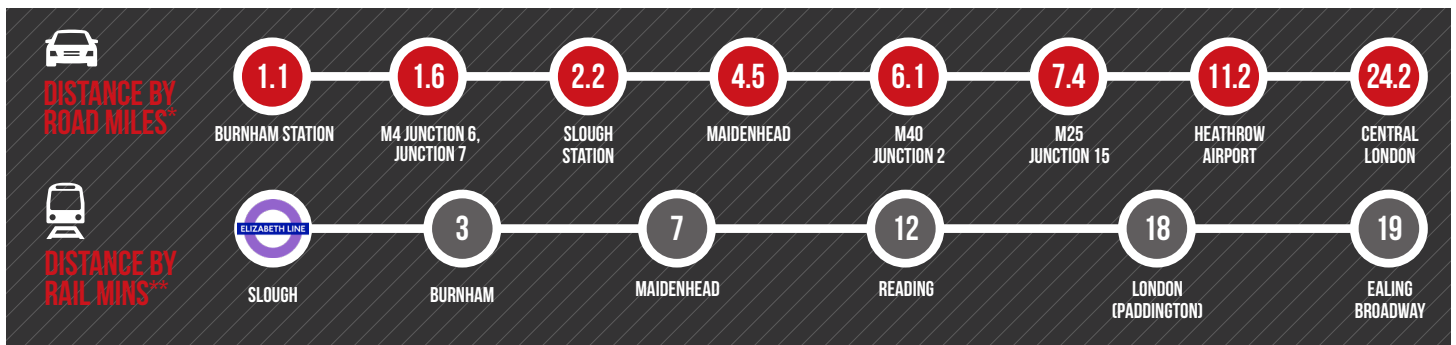
SEGRO

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 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

JLL
020 8759 4141
020 7493 4933
jll.co.uk/property

CUSHMAN & WAKEFIELD
020 7935 5000
020 8569 1600
cushman_wakefield.co.uk



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. March 2023 182902