

slough trading estate

**228/9**  
**BERWICK**  
**AVENUE**  
**SL140T**

**TO LET 7,773 SQ FT (772 SQ M)**  
**WAREHOUSE/OFFICE UNIT AVAILABLE TO LET COMBINED OR SEPARATELY**

## FEATURES

*The units, which are to be refurbished, benefit from:*

- Units can be taken together or separately
- 4.05m eaves height to underside of haunch
- 2 manually operated roller shutter doors
- Secure, private yard
- Allocated car parking spaces
- WC facilities
- Kitchenette/s
- EPC to be confirmed upon completion of refurbishment



UNIT 228 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	3,892	362
<b>TOTAL</b>	<b>3,892</b>	<b>362</b>

UNIT 229 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	3,881	361
<b>TOTAL</b>	<b>3,881</b>	<b>361</b>

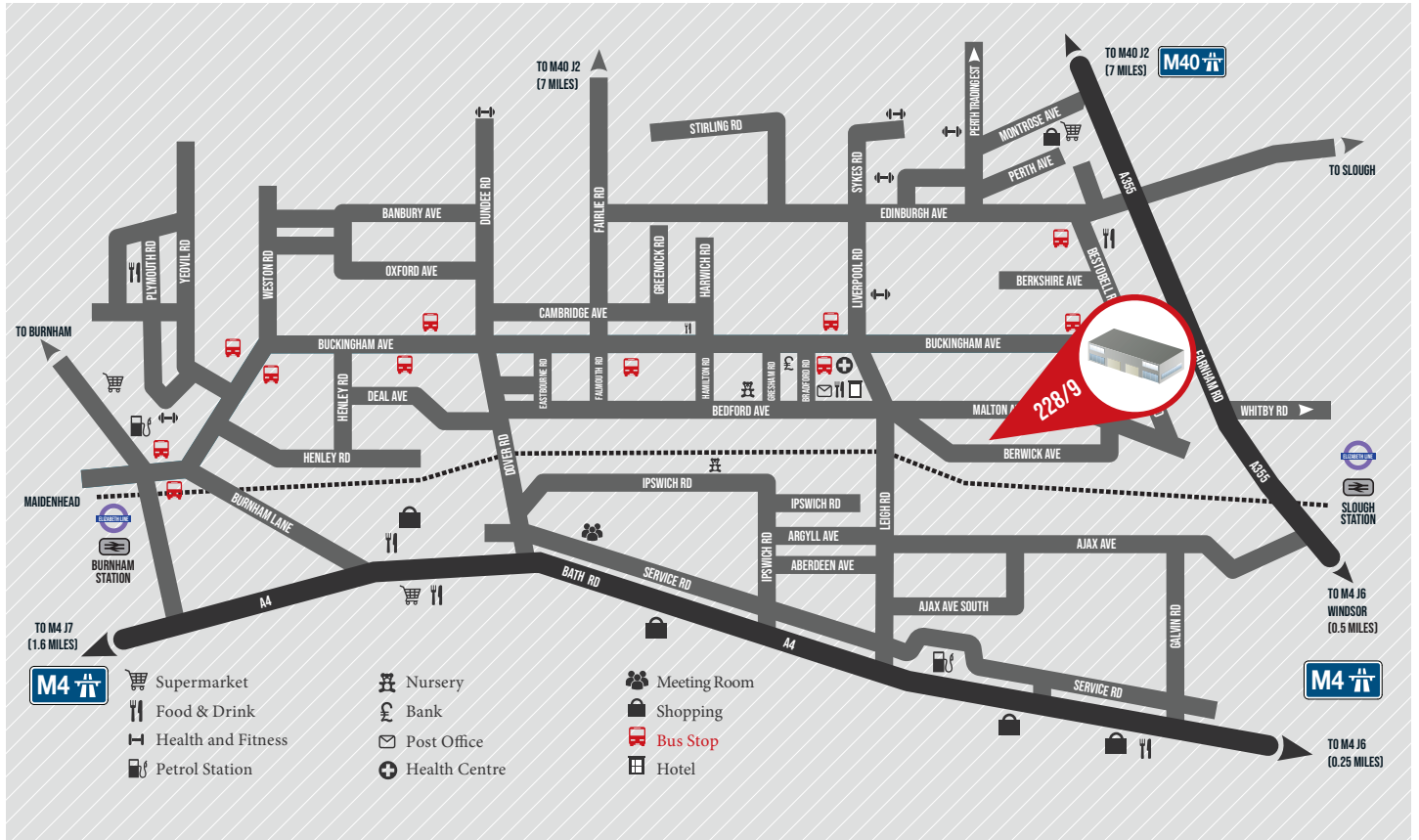
ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

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

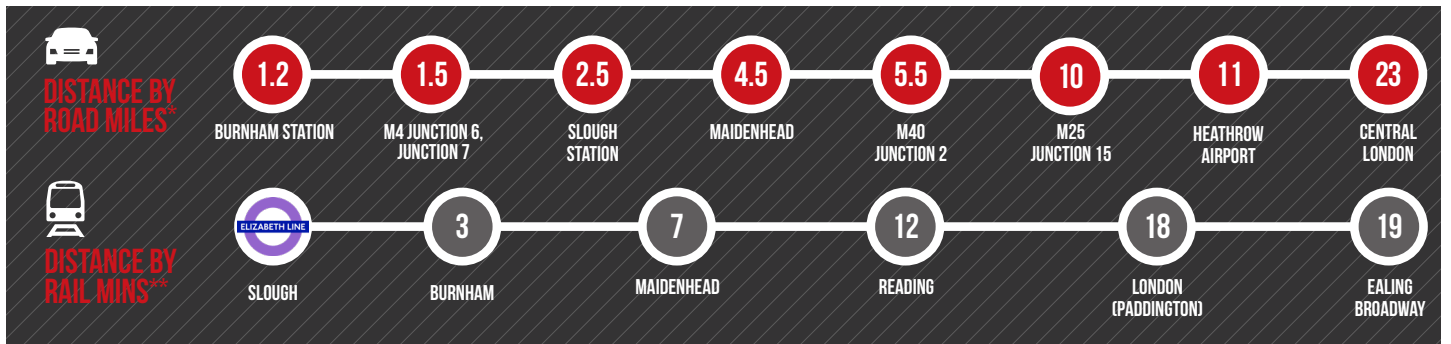
**SEGRO**

# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 228/9 BERWICK AVENUE SL1 4QT. 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 3151 5508

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