

slough trading estate



412
MONTROSE
AVENUE
SL14TJ

TO LET 2,341 SQ FT (217.5 SQ M)
WAREHOUSE/PRODUCTION UNIT

FEATURES

The property benefits from:

- 3.86m eaves height
- Male and female WCs
- 1 manually operated up-and-over roller shutter loading door
- 3 phase power
- 4 parking spaces
- EPC - D



FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	1,832	170.2
OFFICE	509	47.3
TOTAL	2,341	217.5

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA.

11 PLACES TO EAT
3 HIGH STREET BANKS
HOTEL ACCOMMODATION
MULTIPLE FITNESS FACILITIES
2 NURSERIES
HEALTH CENTRE
DEDICATED BUS SERVICE
SLOUGH ASPIRE — SLOUGHASPIRE.COM
FIBRE INSTALLED

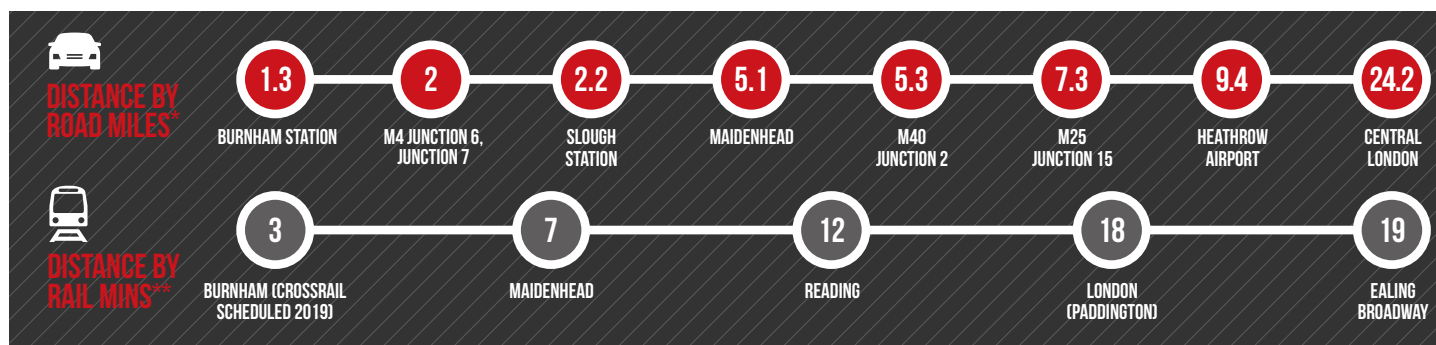
SEGRO

SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * 412 MONTROSE AVENUE SL1 4TJ. 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
cushmanwakefield.co.uk



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