



11,743 -
47,636 sq ft
(1,090.7 - 4,425.7 sq m)

Units 1 - 3

Slough Interchange Industrial Estate
Whittenham Close, Slough, SL2 5EP

**MODERN INDUSTRIAL
WAREHOUSE UNITS TO LET**

www.sloughinterchange.com



Description

The property comprises a terrace of three refurbished modern high specification industrial units of steel portal frame construction. The roof is constructed with PVC plasticol-coated galvanised steel sheeting with 10% roof lights. Each of the units benefit from offices at first floor with yards to the front and allocated car parking. The units can be let separately or combined.

Specification

- Clear internal eaves height 8.9m reaching a max of 11.2m
- Reinforced concrete floor offering a loading capacity of 30KN/m2
- Refurbished offices at first floor
- Unit 1 has a single electric loading door to the front; Units 2 & 3 each have two electric loading doors

Location

- 2 miles from Junction 6 of the M4
- 5.4 miles from Junction 5 of the M4
- 8 miles from Heathrow airport
- 22 miles from Central London
- Slough Station is 300m south west of the Estate (Crossrail operational 2019 providing fast access to Central London and The City)

Accommodation

Unit 1	SQ M	SQ FT
Ground Floor	930.7	10,018
First floor office	160	1,725
Total	1,090.7	11,743
Unit 2	SQ M	SQ FT
Warehouse	1,340	14,425
First floor office	198	2,128
Total	1,538	16,553
Unit 3	SQ M	SQ FT
Warehouse	1,598	17,203
First floor office	199	2,137
Total	1,797	19,340
Combined Total (Units 1, 2 & 3)	4,425.7	47,636

The Property has the above approximate gross external floor areas.

Tenure

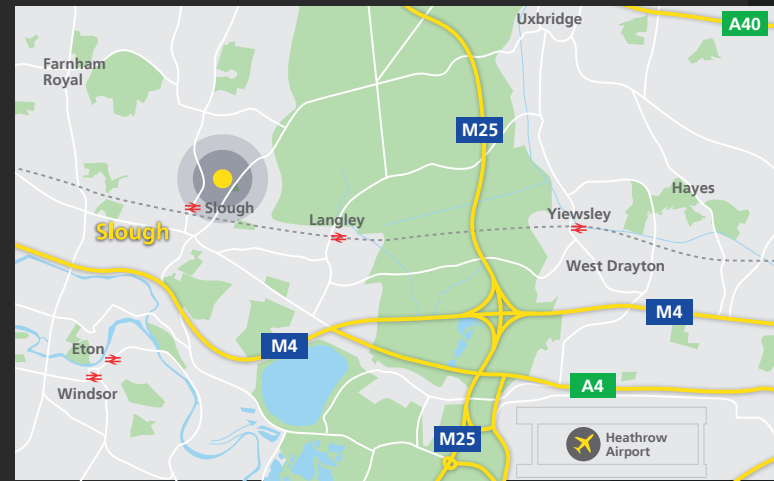
Available by way of new FRI Leases with terms by negotiation.

Rent - Upon application.

Rateable Value

Interested parties are advised to make their own enquiries with the local Borough Council.

VAT - Applicable **EPC** - TBC



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