

slough trading estate

175

BUCKINGHAM
AVENUE
SL1 4RD

PREMIER INN AND COSTA
NOW IN OCCUPATION

TO LET 1,701 SQ FT (158 SQ M)

**GROUND FLOOR RETAIL UNIT TO LET SUITABLE FOR A1/A2/A3/A4/A5/ *D2 USES
LOCATED ON THE SLOUGH TRADING ESTATE** *SUBJECT TO CHANGE OF USE

175 BUCKINGHAM AVENUE

This ground floor, mid terrace retail premises offers the opportunity to be part of a prominent parade of shops at the heart of the thriving Slough Trading Estate. The Buckingham Centre provides a valuable service for the 10,000 people that work on the estate and is currently undergoing a significant regeneration.

SLOUGH TRADING ESTATE

The premises is located in the heart of Slough Trading Estate, Europe's largest trading estate in single ownership. Home to many of the world's most successful companies including Mars, Telefonica O2, UK Mail, Ferrari, and UCB, the estate has developed a reputation as a world class location for business. The estate is wholly owned and managed by SEGRO.

- Buckingham Avenue sees an approximate daily flow of 12,100 vehicles
- Leigh Road carries around 13,000 vehicles daily
- The unit will be handed over in a cleared and vacant condition
- Rear access and loading doors
- Adjacent occupiers include, The Post Office, Greggs Bakery, Lloyds TSB and Natwest Rear, Costa and Premier Inn

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

FLOOR AREAS	SQ FT	SQ M
RETAIL AREA	1,701	158
INTERNAL WIDTH	24.6	7.48
UNIT DEPTH	63.10	19.45
TOTAL	1,701	158

ALL FLOOR AREAS ARE MEASURED ON AN APPROXIMATE NET INTERNAL 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

RENT

£36,572 p.a + VAT

LEASE

A new lease will be available direct from the landlord, on terms to be agreed.

RATES

TBC

SERVICE CHARGE

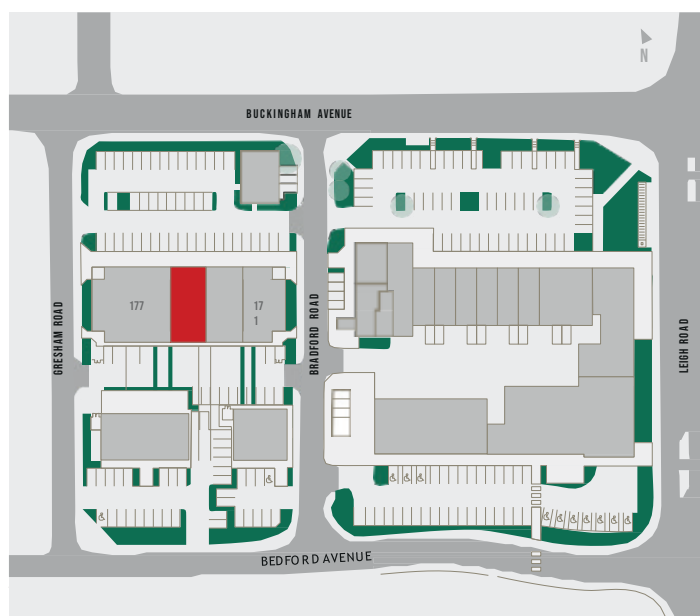
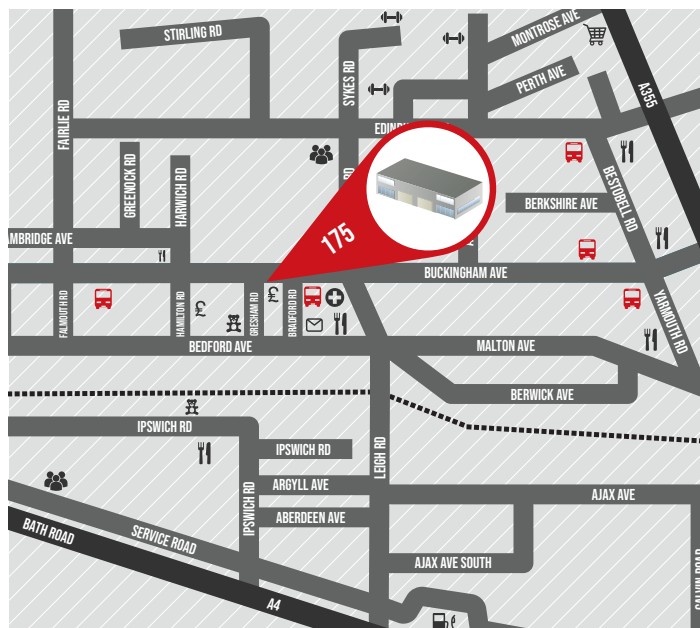
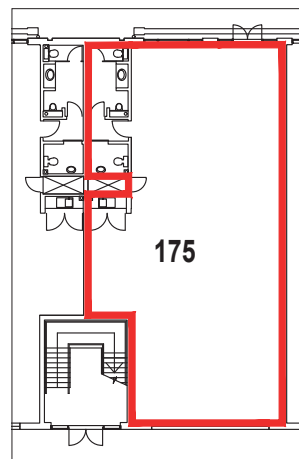
Service charge to be for budget estimate for 2019:
£5,756.44 + VAT

EPC RATING

C -72

BUCKINGHAM CENTRE OCCUPIERS

Unit 30c	Thames Valley Police
Unit 30	Corporate Health
Unit 31	The Alexandra Property Partnership
Unit 32	Café Café
Unit 33	Redmill Hair Ltd
Unit 34	Amy's Pantry Café
Unit 35	Betfred
Unit 37	Fairprice Supermarket and Post Office
Unit 38	Costa Coffee
Unit 171	Greggs
Unit 173	Lloyds Bank
Unit 177	Natwest
Unit 179	Cherry Trees Day Nursery



VIEWINGS

FOR FURTHER INFORMATION,
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