

slough trading estate

204
BEDFORD
AVENUE
SL14RY
AVAILABLE SUMMER 2020

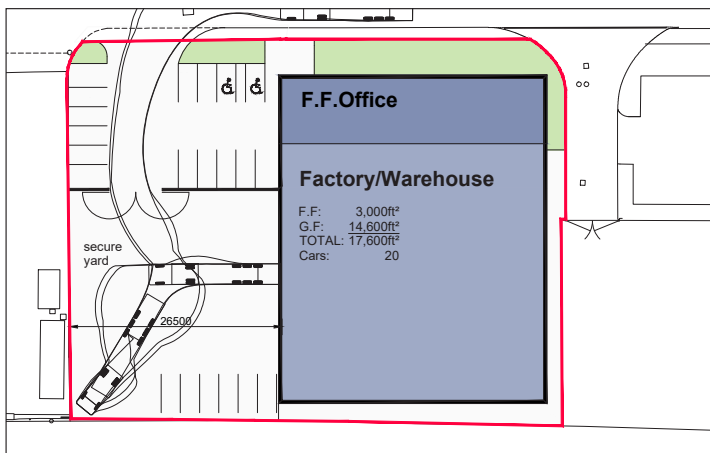
Indicative photo

TO LET 17,600 SQ FT (1,635 SQ M)
BRAND NEW DETACHED PRODUCTION / WAREHOUSE UNIT

FEATURES

The property benefits from:

- 10M to eaves, 8M to underside of haunch
- 2 electrically operated loading doors
- 20 on-site parking spaces
- Fully-fitted first floor offices
- Secure yard
- 3 phase electricity
- Kitchenette
- EPC – TBC



FLOOR AREAS	SQ FT	SQ M
GF WAREHOUSE	14,600	1,356.37
FIRST FLOOR OFFICE	3,000	278.70
TOTAL	17,600	1,635.07

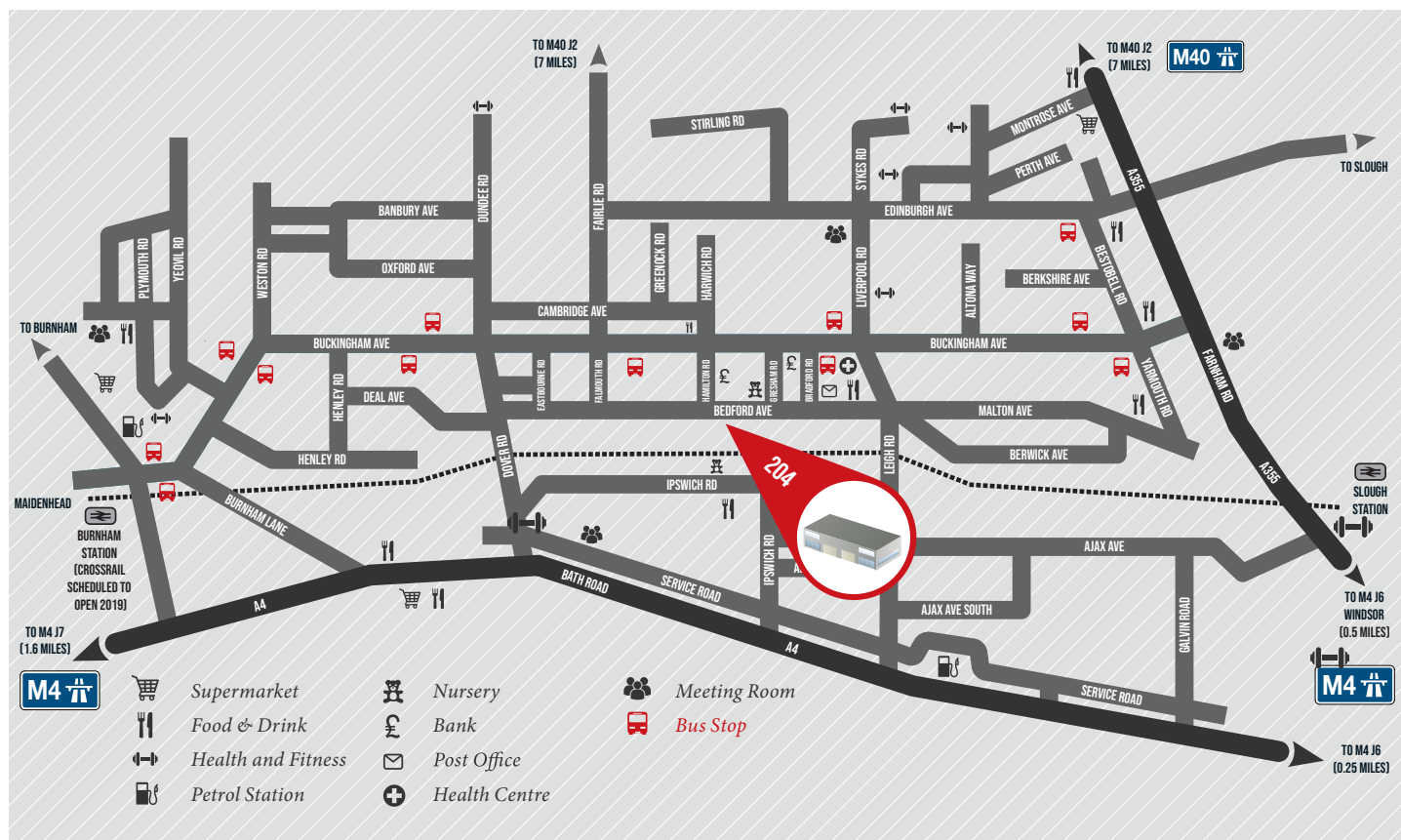
GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

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 WILL BE INSTALLED

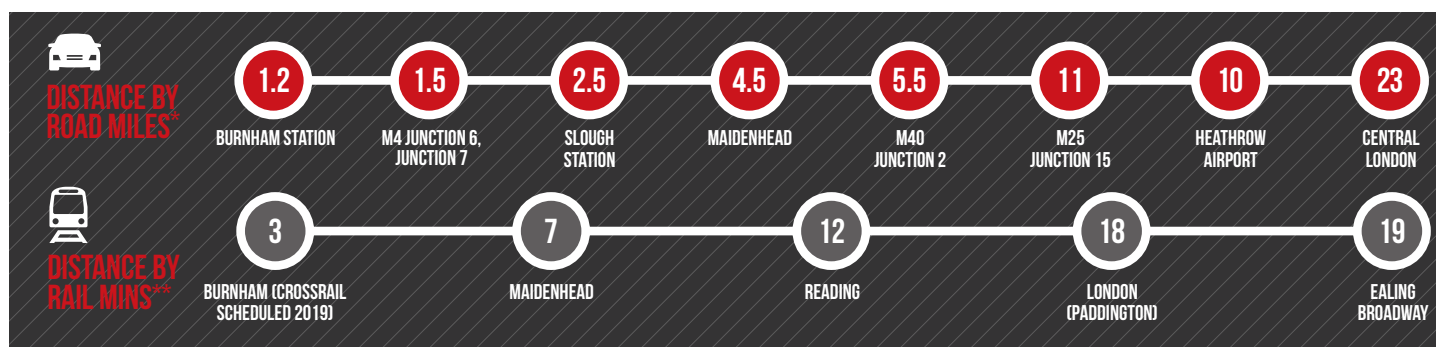
SEGRO

SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 204 BEDFORD AVENUE, SL1 4RY. 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
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