

slough trading estate

225

BERWICK
AVENUE
SL140T



TO LET

**7,140 SQ FT
(663 SQ M)**

**GROUND AND FIRST FLOOR SELF
CONTAINED OFFICE / 50:50 FACILITY**

SEGRO

225

BERWICK AVENUE

SL1 4QT

THE PROPERTY COMPRISES A FULLY FITTED FIRST FLOOR OFFICE WITH PARTITIONED MEETING/ BOARD ROOMS AND A KITCHENETTE FACILITY; DESKS AND CHAIRS COULD ALSO BE MADE AVAILABLE.

THE GROUND FLOOR ACCOMMODATION IS IN A SHELL AND CORE CONDITION AND COMPRISES FLEXIBLE SPACE FOR A TENANT TO FIT AS EITHER OFFICES OR USE AS STORAGE.

THE PROPERTY IS LOCATED WITHIN WALKING DISTANCE OF THE BUCKINGHAM CENTRE AMENITY QUARTER AND ITS LOCATION IS IDEAL FOR ACCESS TO THE M4/NATIONAL MOTORWAY NETWORK TOGETHER WITH EXCELLENT RAIL CONNECTIONS TO CENTRAL LONDON AND HEATHROW AIRPORT.

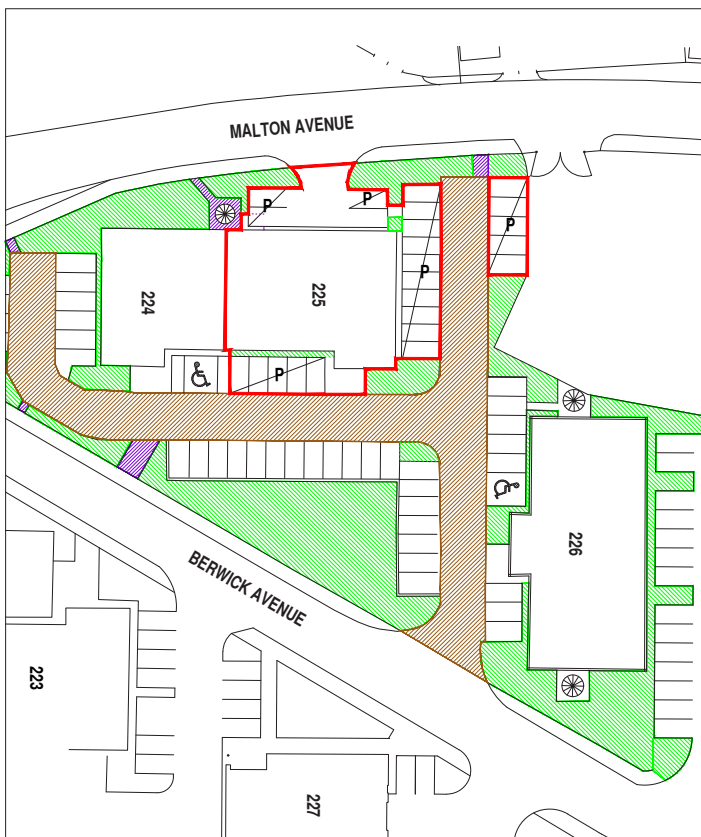


LOCATION

- Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019

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



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



SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
GROUND FLOOR OFFICE / STORAGE	3,570	331.66
FIRST FLOOR OFFICES	3,570	331.66
TOTAL	7,140	663.32

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA.

FEATURES

The property benefits from:

Ground floor

- Shell and core condition
- Concrete floor
- Exposed ceiling
- LED Lighting
- Roller shutter door
- Male and Female WCs
- Ample on site parking

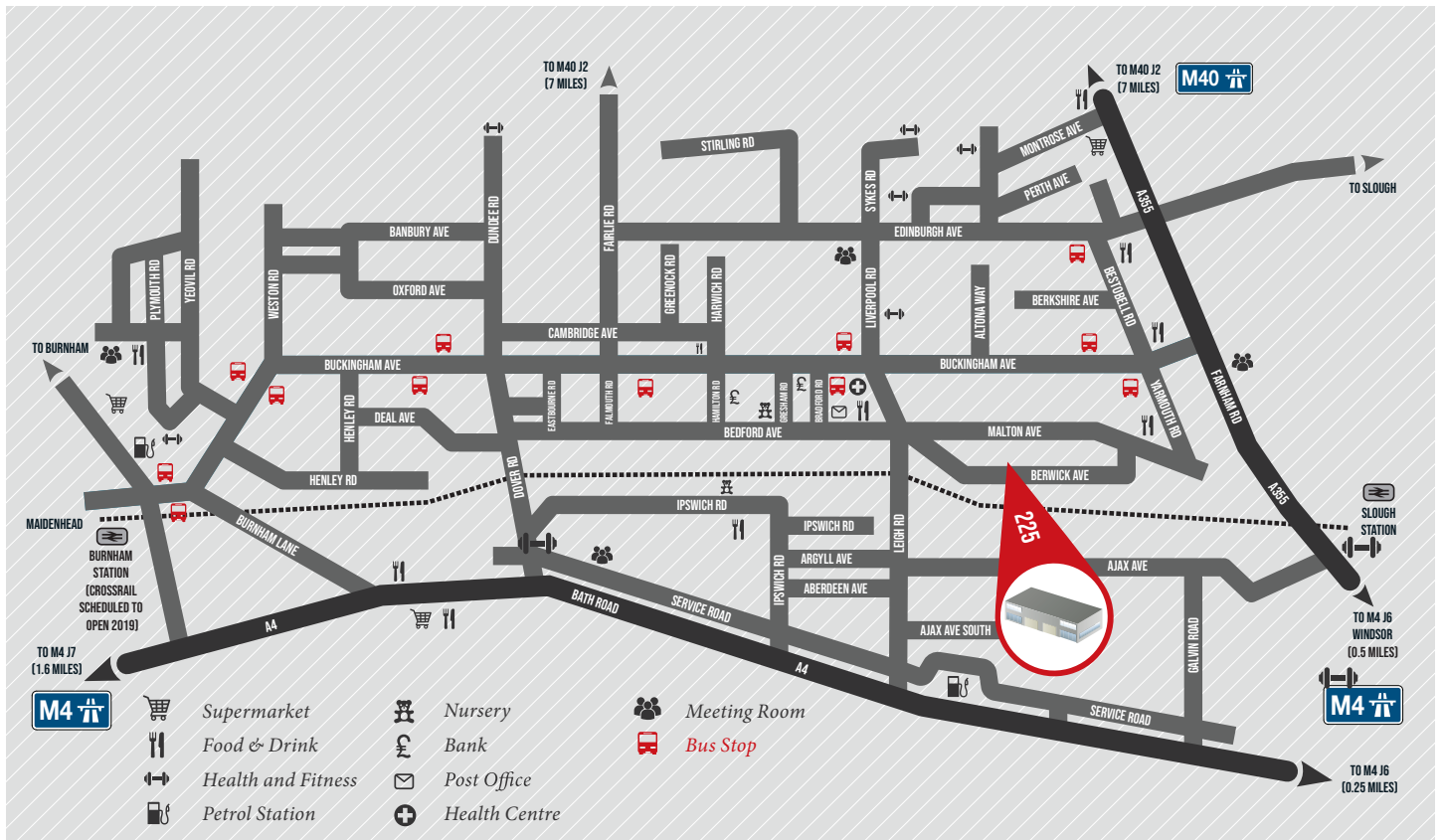
First floor

- Suspended ceiling
- Raised floor
- Kitchenette
- Male and Female WCs
- Open plan office
- Meeting/ board rooms
- Office desks and chairs available
- EPC - D

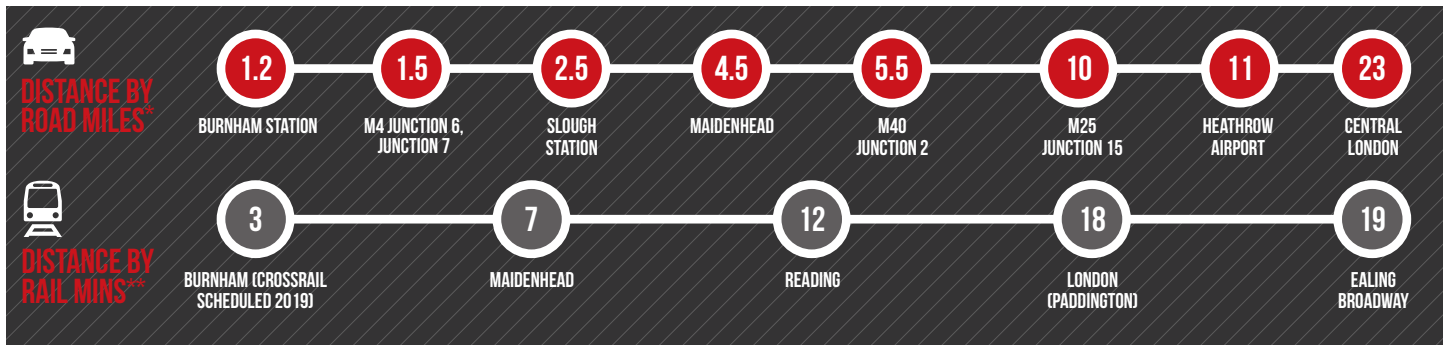


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 225 BERWICK AVE, SL1 4QT. SOURCE: THE AA ** TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

VIEWINGS
FOR FURTHER INFORMATION,
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