

slough trading estate

FIRST FLOOR NORTH

**226**  
**BERWICK**  
**AVENUE**  
**SL14QT**

**TO LET 1,798 SQ FT (167 SQ M)**  
**HIGH-QUALITY FIRST FLOOR OFFICE**

## DESCRIPTION

The property comprises a first floor office providing an open plan workspace that is finished to a high specification. The brick and glazed exterior is set in an attractive landscaped setting that is ideal for access to the M4 and national road network, as well as rail connections to Central London and Heathrow Airport.

## FEATURES

The property benefits from:

- Suspended ceilings
- Raised access floor
- Fully carpeted
- Comfort cooling
- Shared male and female WCs
- 10 parking spaces
- EPC – Tbc



Indicative Photo

## FLOOR AREAS

	SQ FT	SQ M
FF OFFICE	1,798	167.08
<b>TOTAL</b>	<b>1,798</b>	<b>167.08</b>

ALL AREAS MEASURED ON AN APPROXIMATE NET INTERNAL AREA.

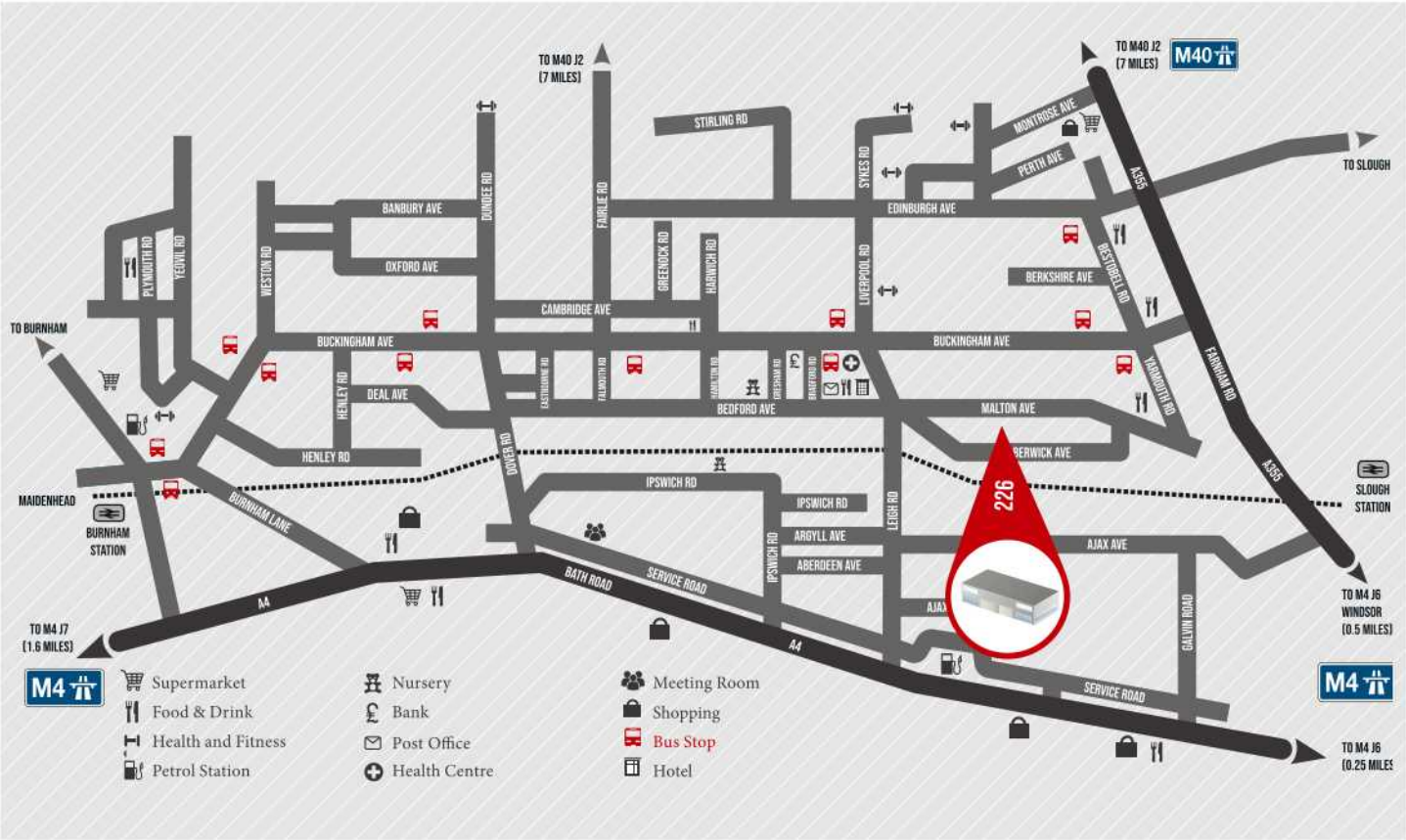


**11 PLACES TO EAT**  
**2 HIGH STREET BANKS**  
HOTEL ACCOMMODATION  
**MULTIPLE FITNESS FACILITIES**  
**2 NURSERIES**  
HEALTH CENTRE  
**DEDICATED BUS SERVICE**

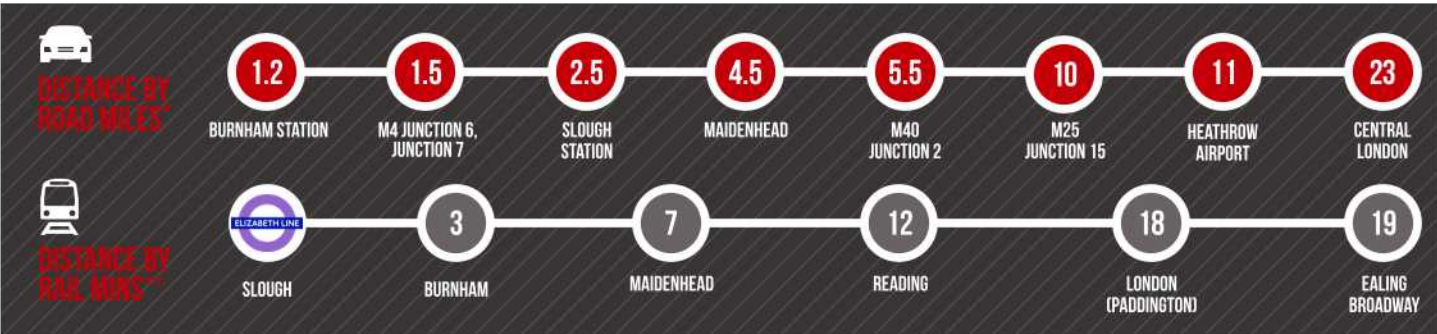
**SEGRO**

# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 226 BERWICK AVENUE SL1 4QT. SOURCE: THE AA \*\* TIMES FROM SLUGH 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,  
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