

slough trading estate

224

Berwick Avenue
Slough | SL1 4QT

NEWLY REFURBISHED

**SELF-CONTAINED GROUND AND FIRST FLOOR
OFFICE ACCOMMODATION**

To Let - 3,972 sq ft (369 sq m)

[SEGRO.com/slough](https://www.segro.com/slough)

SEGRO



224 BERWICK AVENUE

Description

The property comprises the ground and first floors of a semi-detached two storey building with brick and glazed elevations set in an attractive landscaped setting.

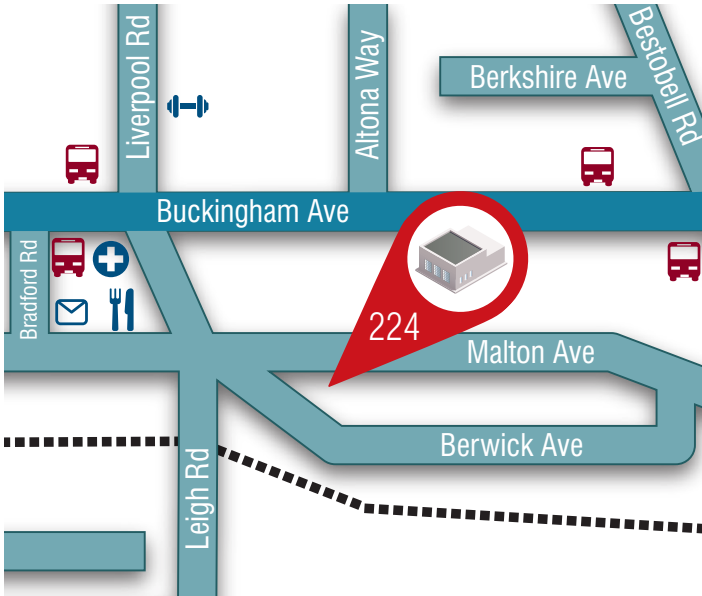
Features

- Fully refurbished
- Suspended ceilings
- LED lights
- Raised access floor
- Fully carpeted
- Comfort cooling
- Male/female WC facilities
- Kitchenette
- Double height reception
- 17 car parking spaces
- EPC Rating B – 50

Schedule of floor areas

Ground floor	1,970 sq ft	183 sq m
First floor	2,002 sq ft	186 sq m
TOTAL	3,972 sq ft	369 sq m

All areas measured on an approximate net internal basis.



Slough Trading Estate

Location

- Situated to the north of Berwick Avenue which provides easy access to Leigh Road and in turn the A4 Bath Road
- Established infrastructure and public transport with Crossrail links from 2019
- 1 mile from Burnham railway station

Estate occupiers

- 350+ estate occupiers including FedEx, Mars, UK Mail, Hermes, Bidvest and AKZO Nobel

Services

- 24-hour award-winning CCTV and security team
- 24-hour on-site management and customer care from SEGRO
- A new SMArT rapid bus shuttle service between the Bath Road business area and Slough railway station will run every 10 minutes from Autumn 2017, phase two will also link with Heathrow airport

Amenities

- Extensive array of shops, places to eat, banks, childcare and fitness establishments
- Slough Aspire - business enterprise and training hub for occupiers

Distance by road miles*

Burnham Station	1
M4 Junction 6, Junction 7	1.7
Slough Station	2
Heathrow Airport	9.6

By rail mins**

Maidenhead	6
Reading	12
London (Paddington)	18
London Heathrow	31

Source:

* From 224 Berwick Avenue. Source: The AA

** Times from Slough Station. Source: National Rail Enquiries

The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. August 2017 162354



Viewings

For further information, contact our agent.

Maria Jacobs

maria@desouza.co.uk
+44 (0)1753 915 917

