

## 349 EDINBURGH AVENUE, SLOUGH



**TO LET**

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### INDUSTRIAL/WAREHOUSE UNIT

5,758 sq ft (534.93 SQ M)

**349 Edinburgh Avenue  
Slough Trading Estate  
Slough  
Berkshire  
SL1 4TU**

**Tel: 01753 915917**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Slough Office: Adelaide House, 1 Perth Trading Estate, Slough SL1 4XX**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

Located on the popular Slough Trading Estate the building is situated on one of the main thoroughfares of the Estate. Edinburgh Avenue has direct access to the A355 Farnham Road, which in turn leads directly to Junction 6 of the M4 to the South and Junction 2 of the M40 to the North.

- Excellent access to the M25 and national motorway network
- Less than 2 miles from Junctions 6 & 7 of the M4
- Heathrow Airport less than 8 miles distant
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019.

## Description

A single storey, single span warehouse with ground and first floor office space in a bay of eight similar units. The office accommodation is located to the front of the property at ground and first floor levels. The warehouse accommodation is located to the rear of the property and served by a concrete ramp leading to the rear loading door together with parking bays and a shared yard.

## Measurements

Ground Floor Offices	1177 sq ft	109.382 m
Warehouse	3252 sq ft	302.121 m
First Floor Offices	1329 sq ft	123.430 m
<b>Total</b>	<b>5758 sq ft</b>	<b>534.93 m</b>

## Amenities

- |                            |                                      |
|----------------------------|--------------------------------------|
| • Full height loading door | • Offices to ground and first floors |
| • Min eaves height of 5.3m | • 15 car parking spaces              |
| • 3 phase power            | • Kitchenette facilities             |
| • Shared rear yard         | • EPC – C68                          |

## Terms/Rent

The premises are available by way of a sublease or assignment of the whole only. The lease is for a term up until 20<sup>th</sup> March 2015 expiring on the 19<sup>th</sup> March 2025 at a passing rent of £67,968 per annum exclusive. The next rent review date is in 2020. There is a tenant break clause operable on the 19<sup>th</sup> March 2019.

## Business Rates

The billing authority is Slough Borough Council, telephone number 01753 875307.  
Rateable value £59,500 (2016/2017) - Rates payable £29,571.50 (2016/2017)  
Any interested party is advised to confirm these details with Slough Borough Council.

## Contact

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