

slough trading estate

GROUND FLOOR NORTH

226

BERWICK AVENUE SL1 4QT



TO LET 2,039 SQ FT (189.4 SQ M)

GROUND FLOOR SELF CONTAINED OFFICE FACILITY

SEGRO

226 BERWICK AVE

DESCRIPTION

The property comprises a fully fitted ground 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

- Fully refurbished
- Suspended ceilings
- Raised access floor
- Fully carpeted
- Comfort cooling
- Shared male and female WCs
- 10 car parking spaces

RENT

Upon Application.

TENURE

A new internal repairing and insuring lease to be granted.

SCHEDULE OF FLOOR AREAS

	SQ FT	SQ M
Ground Floor Office	2,039	189.4
Total	2,039	189.4

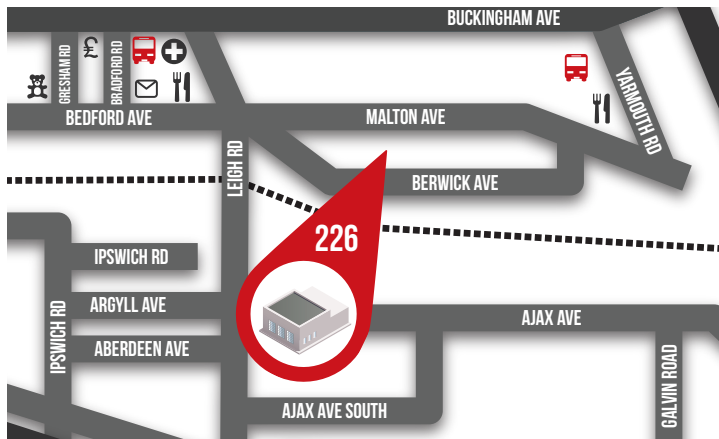
Areas are approximate Net Internal Areas.



226 Internal



226 Internal



DISTANCE BY ROAD MILES*

BURNHAM STATION	1.2
M4 JUNCTION 6, JUNCTION 7	1.5
SLOUGH STATION	2.5
MAIDENHEAD	4.5
M40 JUNCTION 2	5.5
M25 JUNCTION 15	11
HEATHROW AIRPORT	10
CENTRAL LONDON	23

DISTANCE BY RAIL MINS**

BURNHAM (CROSSRAIL SCHEDULED 2019)	3
MAIDENHEAD	7
READING	12
LONDON (PADDINGTON)	18
EALING BROADWAY	19

SLOUGH TRADING ESTATE

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

AMENITIES

- 12 places to eat
- 1 hotel
- 4 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire – www.sloughaspire.com

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 including FedEx, Mars, UK Mail, Hermes, Bidvest and AKZO Nobel

For further information, please contact our agent.



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