

slough trading estate

487-488
IPSWICH
ROAD
SL1 4EP



TO LET
3,717 SQ FT
(345.32 SQ M) -
7,470 SQ FT
(694.01 SQ M)

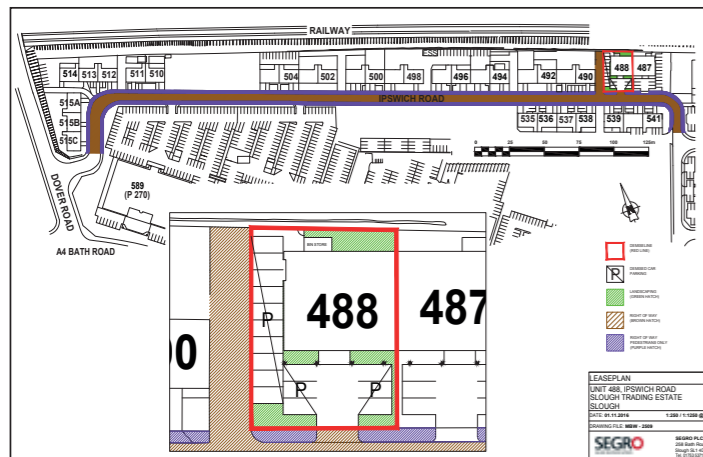
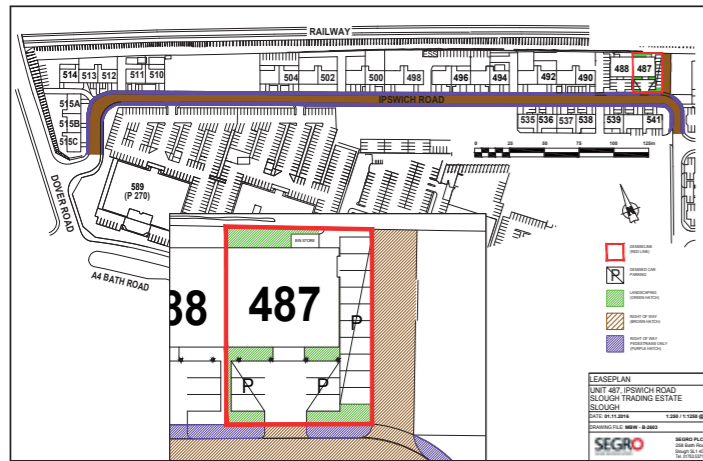
SUPERB QUALITY SELF-CONTAINED
GROUND & FIRST FLOOR OFFICES

SEGRO

487-488 IPSWICH ROAD SL1 4EP

THESE RECENTLY REFURBISHED PREMISES COMPRISE 2 SELF CONTAINED OFFICE BUILDINGS WHICH CAN BE LET EITHER SEPARATELY OR AS A WHOLE. THE OFFICES ARE SITUATED ON THE POPULAR IPSWICH ROAD AND WITHIN EASY WALKING DISTANCE OF BOTH LOCAL AMENITIES AND THE MAIN A4/ BATH ROAD.

THE LOCATION IS IDEAL FOR ACCESS TO M4 AND NATIONAL ROAD NETWORK, AS WELL AS 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



FEATURES

The property has been extensively refurbished to provide:

- Suspended ceiling
- Raised access floor
- Fully carpeted
- Air conditioning
- Male and Female WC's on both floors
- Kitchenette
- Total 33 Parking spaces
- EPC - 487 rating - C
- EPC - 488 rating - C

FLOOR AREAS	SQ FT	SQ M
487 - 16 CAR SPACES		
GROUND FLOOR OFFICE	1,831	170.09
FIRST FLOOR OFFICE	1,922	178.60
TOTAL	3,753	348.69

488 - 17 CAR SPACES		
GROUND FLOOR OFFICE	1,815	168.65
FIRST FLOOR OFFICE	1,901	176.65
TOTAL	3,717	345.32

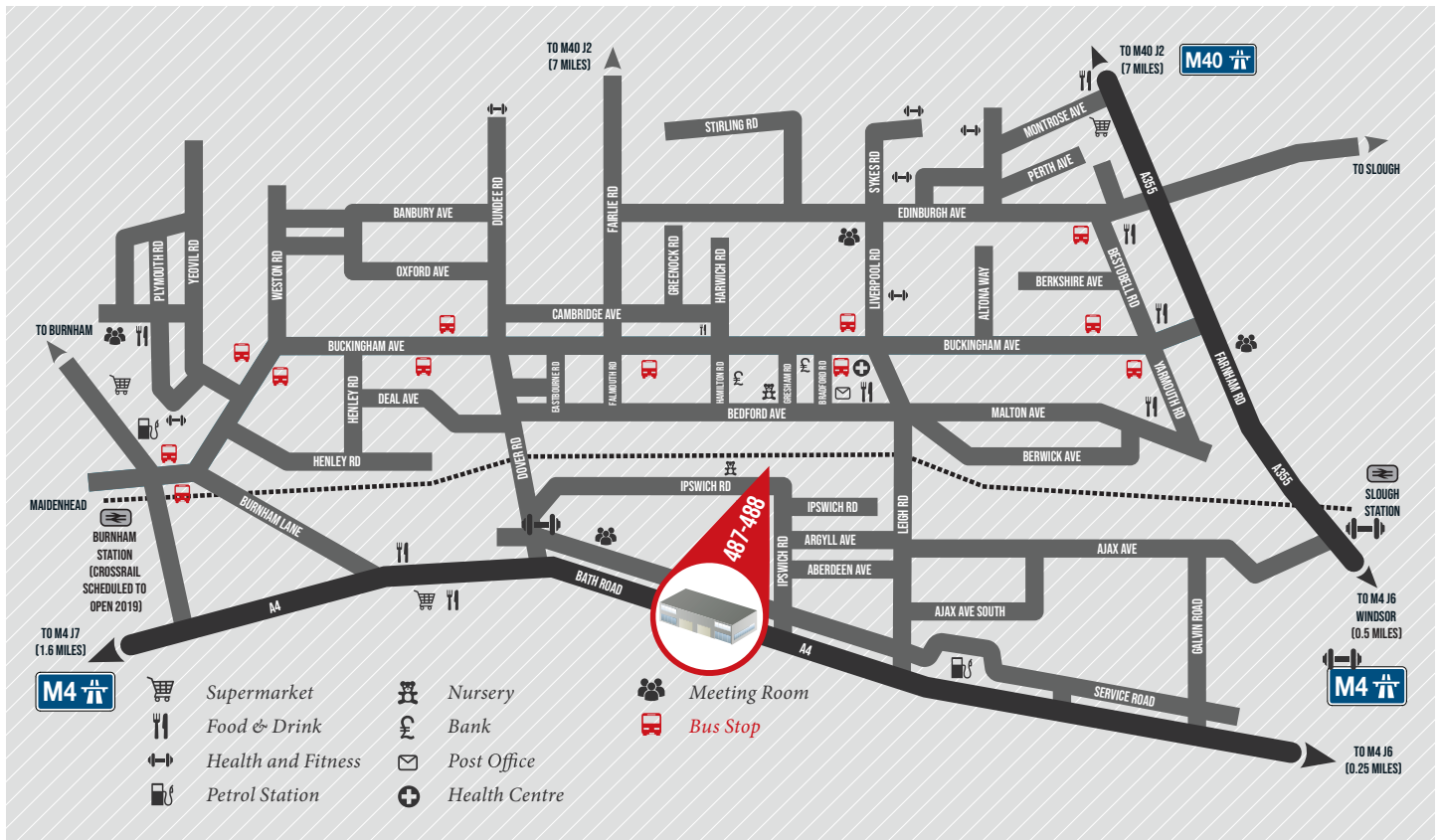
487 & 488 TOTAL	7,470	694.01
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ALL AREAS MEASURED ON AN APPROXIMATE NET INTERNAL AREA.

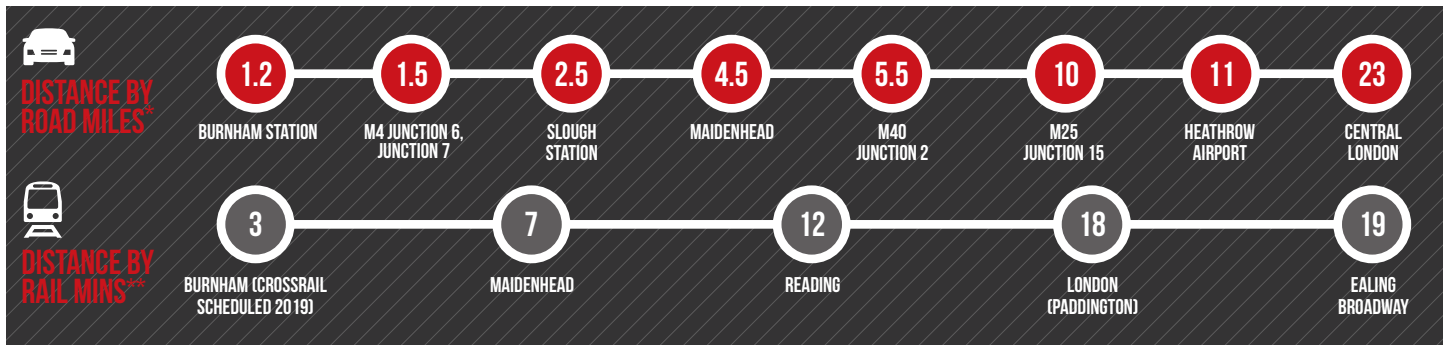


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 487/488 IPSWICH RD, SL1 4EP. SOURCE: THE AA ** TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

VIEWINGS
FOR FURTHER INFORMATION,
CONTACT OUR AGENTS OR
SEGRO DIRECT ON
01753 537171

SEGRO
SEGRO.COM/SLOUGH
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DE SOUZA
.co.uk
01753 915917

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