

slough trading estate

GROUND FLOOR NORTH

226
BERWICK
AVENUE
SL14QT

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

FULLY REFURBISHED GROUND FLOOR OFFICE

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

The property benefits from:

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

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

FLOOR AREAS	SQ FT	SQ M
GF OFFICE	2,039	189.4
TOTAL	2,039	189.4

ALL AREAS MEASURED ON AN APPROXIMATE NET INTERNAL AREA.

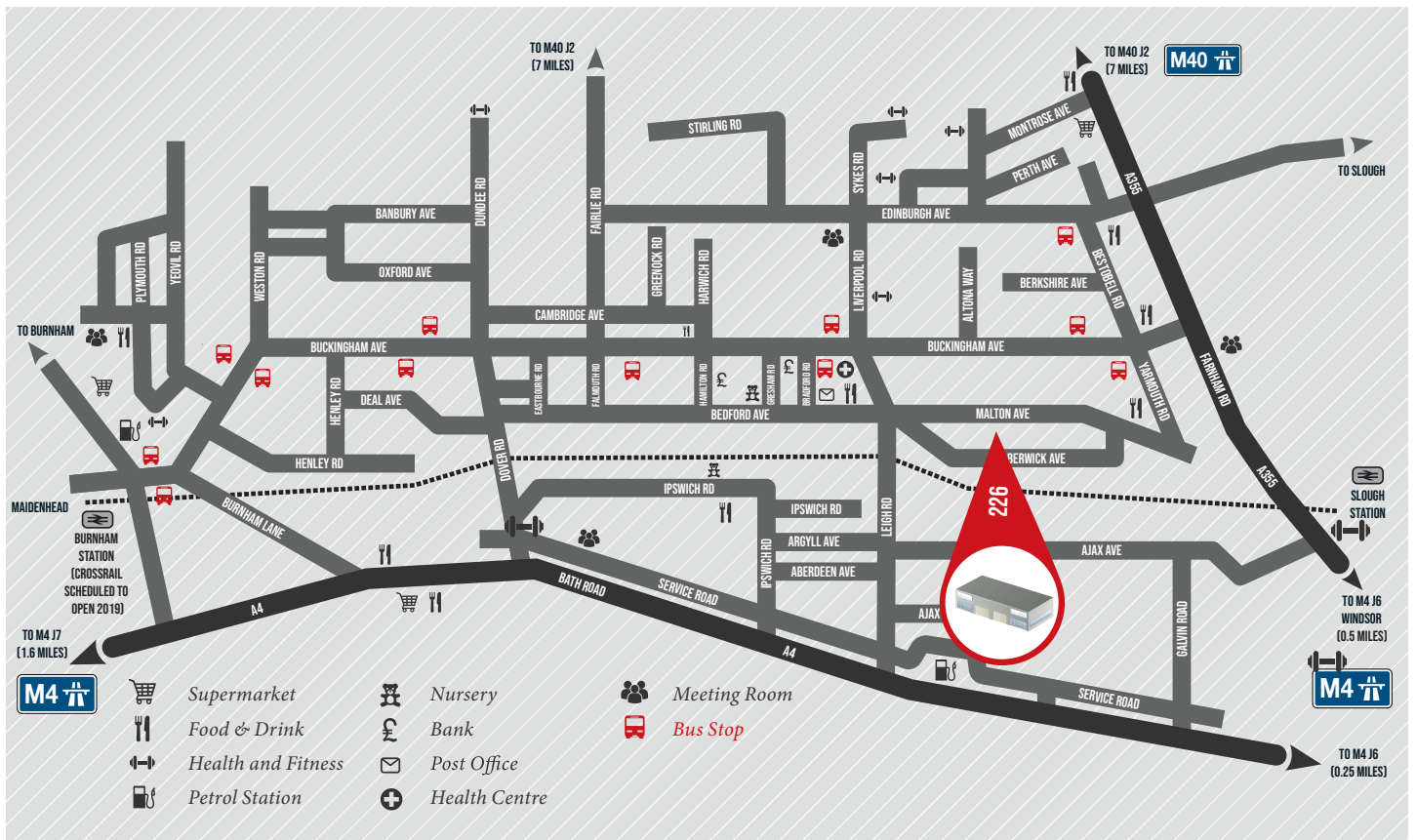
11 PLACES TO EAT
3 HIGH STREET BANKS
HOTEL ACCOMMODATION
MULTIPLE FITNESS FACILITIES
2 NURSERIES
HEALTH CENTRE
DEDICATED BUS SERVICE
SLOUGH ASPIRE — SLOUGHASPIRE.COM
FIBRE INSTALLED



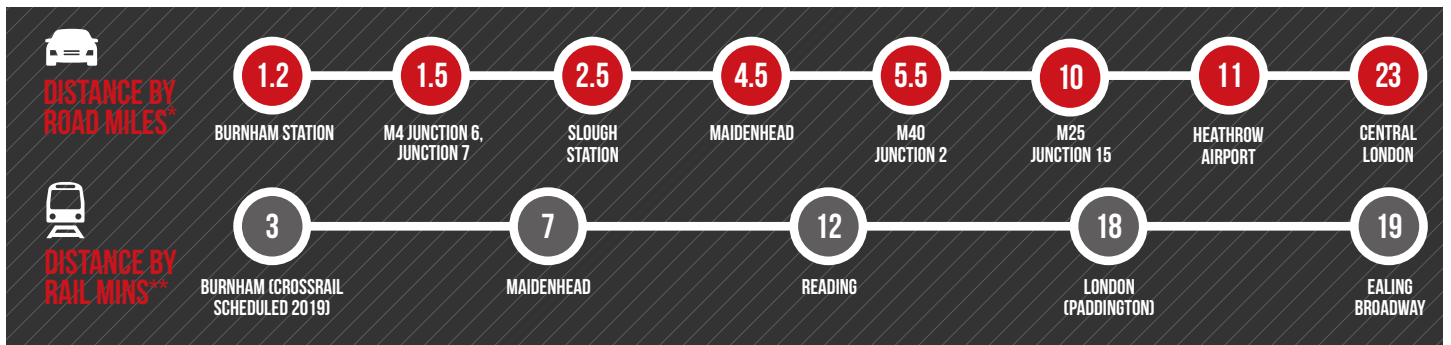
SEGRO

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 SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

VIEWINGS
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