

**PRELIMINARY DETAILS - NEW TO THE  
MARKET & TO BE REFURBISHED**



**TO LET**

**INDUSTRIAL/WAREHOUSE UNIT**

Approx. 4,881 sq ft (453 sq m)

**Unit 8  
Perth Trading Estate  
Perth Avenue  
Slough  
SL1 4XX**

**Tel: 020 8707 3030**

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

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

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

The buildings are situated within the popular Perth Trading Estate, which is accessed via Perth Avenue, just off Edinburgh Avenue which in turn links into the A355 Farnham Road and with Junction 6 of the M4 Motorway within 2.5 miles, Slough rail station is 1.5 miles away.

## Description

The unit comprises a single storey portal frame warehouse unit with two storey offices and benefits from a full refurbishment. Loading is via up and over roller shutter doors to the front with a covered loading bay.

## Amenities

- 6 Metre eaves
- Roller shutter door
- Lighting to warehouse
- Covered loading bay
- Gated estate
- Fully fitted offices
- Parking
- Slough station 1.5 miles

## Accommodation

Warehouse	3,145 sq ft	292 sq m
Ground floor offices	635 sq ft	59 sq m
First floor offices	609 sq ft	57 sq m
Covered loading	497 sq ft	46 sq m
<b>Total</b>	<b>4,880sq ft</b>	<b>454 sq m</b>

## Terms/Rent

Upon application

## Contact

**Simon Cressey**  
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**020 8707 3036**

Or contact our joint agent:

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