

slough trading estate

805/6  
OXFORD  
AVENUE  
SL14LN

**TO LET 12,170 SQ FT (1,131 SQ M)**  
WAREHOUSE/PRODUCTION UNIT AVAILABLE Q2 2022.

## FEATURES

The property which is to be fully refurbished benefits from:

- 6.65m to eaves
- 2 Up and over loading doors
- 3 phase electricity & Gas supply
- Fully furnished
- Kitchenette
- Male & female WCs
- 28 car parking spaces
- EPC – Tbc



## FLOOR AREAS

	SQ FT	SQ M
GF OFFICE	2,585	240.16
WAREHOUSE	9,585	890.48
<b>TOTAL</b>	<b>12,170</b>	<b>1,130.63</b>

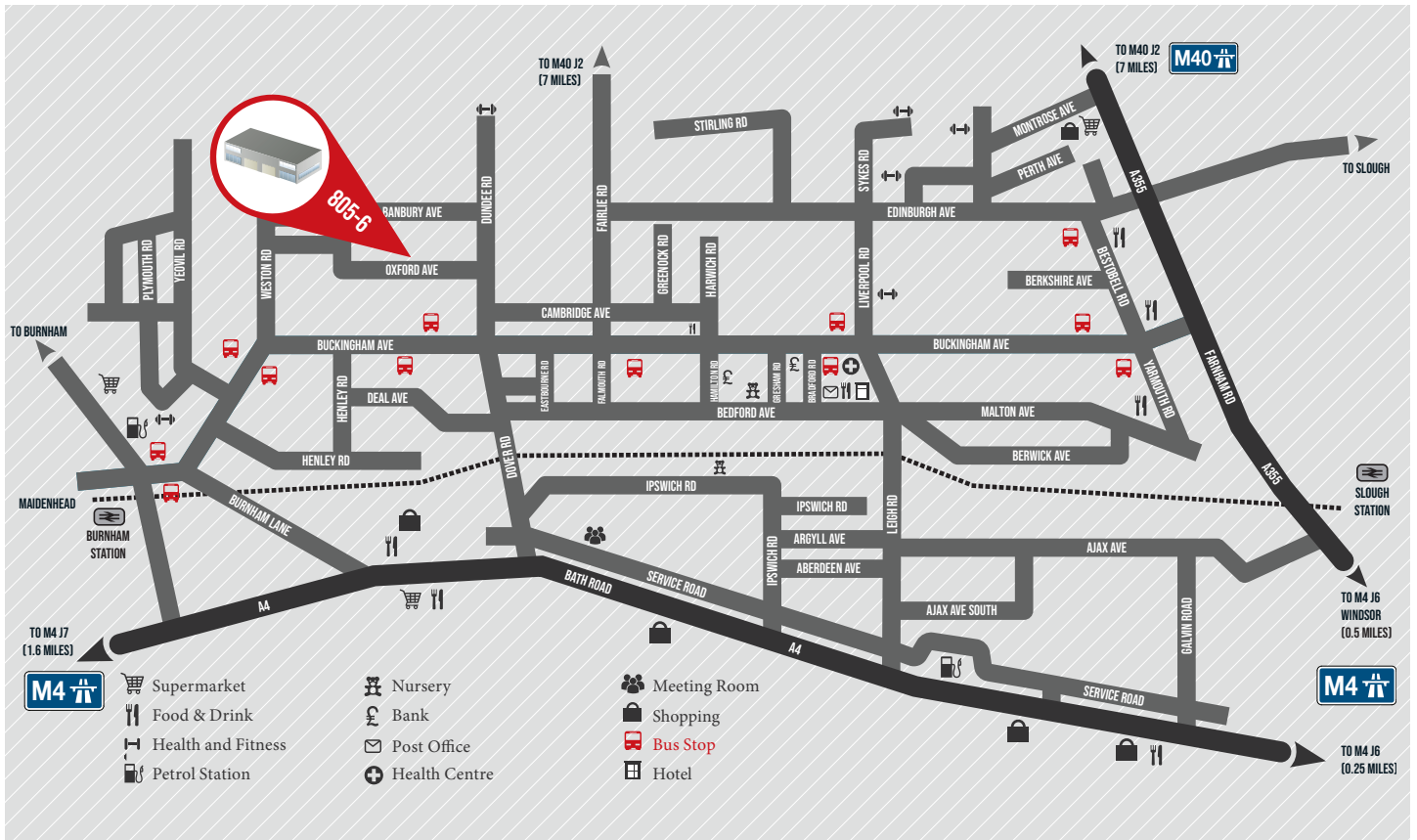
GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

**11 PLACES TO EAT**  
**2 HIGH STREET BANKS**  
HOTEL ACCOMMODATION  
**MULTIPLE FITNESS FACILITIES**  
**2 NURSERIES**  
HEALTH CENTRE  
**DEDICATED BUS SERVICE**

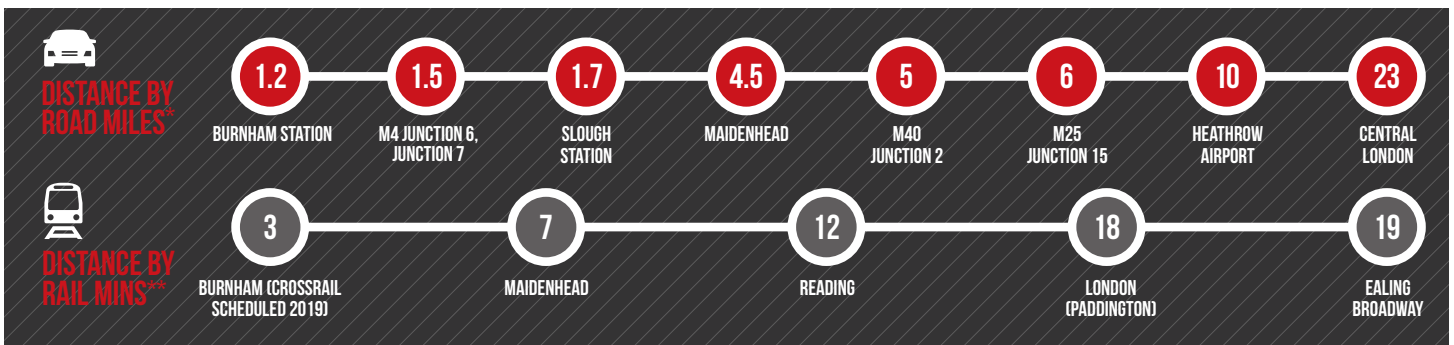
**SEGRO**

# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 805-6 OXFORD AVENUE SL1 4LN. SOURCE: THE AA \*\* TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

## 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

## VIEWINGS

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

**JLL**  
020 8759 4141  
020 7493 4933  
jll.co.uk/property

**CUSHMAN & WAKEFIELD**  
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