

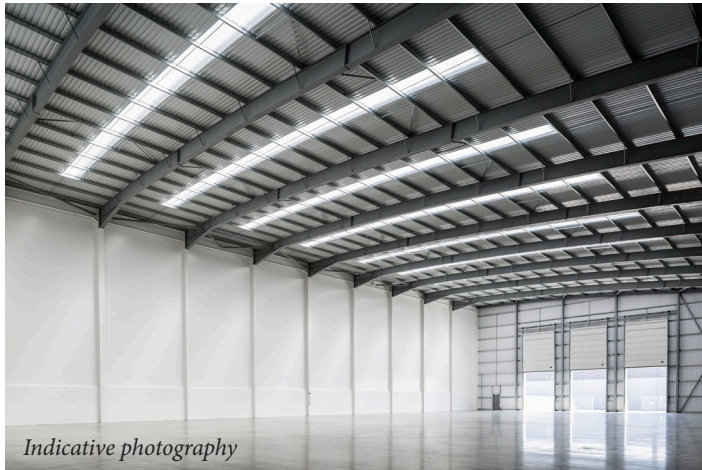
slough trading estate

7A

FAIRLIE
ROAD
SL14PY



Indicative photography



Indicative photography

TO LET

33,849 SQ FT

(3,145 SQ M)

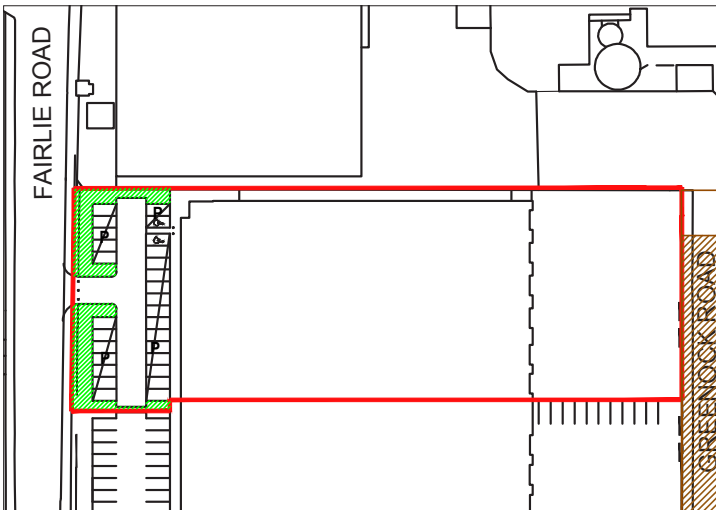
**NEWLY REFURBISHED WAREHOUSE
AVAILABLE**

SEGRO

7A

FAIRLIE
ROAD
SL14PY

7A FAIRLIE ROAD IS A NEWLY REFURBISHED, HIGH SPECIFICATION SEMI DETACHED INDUSTRIAL UNIT OF STEEL PORTAL FRAME CONSTRUCTION PROVIDING OFFICE AND WAREHOUSE ACCOMMODATION AND A SECURE YARD.



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

FEATURES

The property benefits from:

Warehouse:

- Minimum clear eaves height of 10m (rising to 14m on party wall)
- 6 electric up and over loading doors
- Very heavy floor loading

Offices:

- Ground floor reception
- Fully fitted first floor offices with LG7 PIR lighting, raised access floors, suspended ceilings and gas fired central heating
- WCs at ground and first floor levels
- 8 person passenger lift
- Ability to add offices at ground floor level

USE

- B1, B2, B8.
- 24/7 - no hours of use restrictions

EXTERNAL

- Secure, dedicated 30m yard
- 50 allocated car parking spaces

LOCATION

- Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport & the wider national motorway network
- Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access

FLOOR AREAS

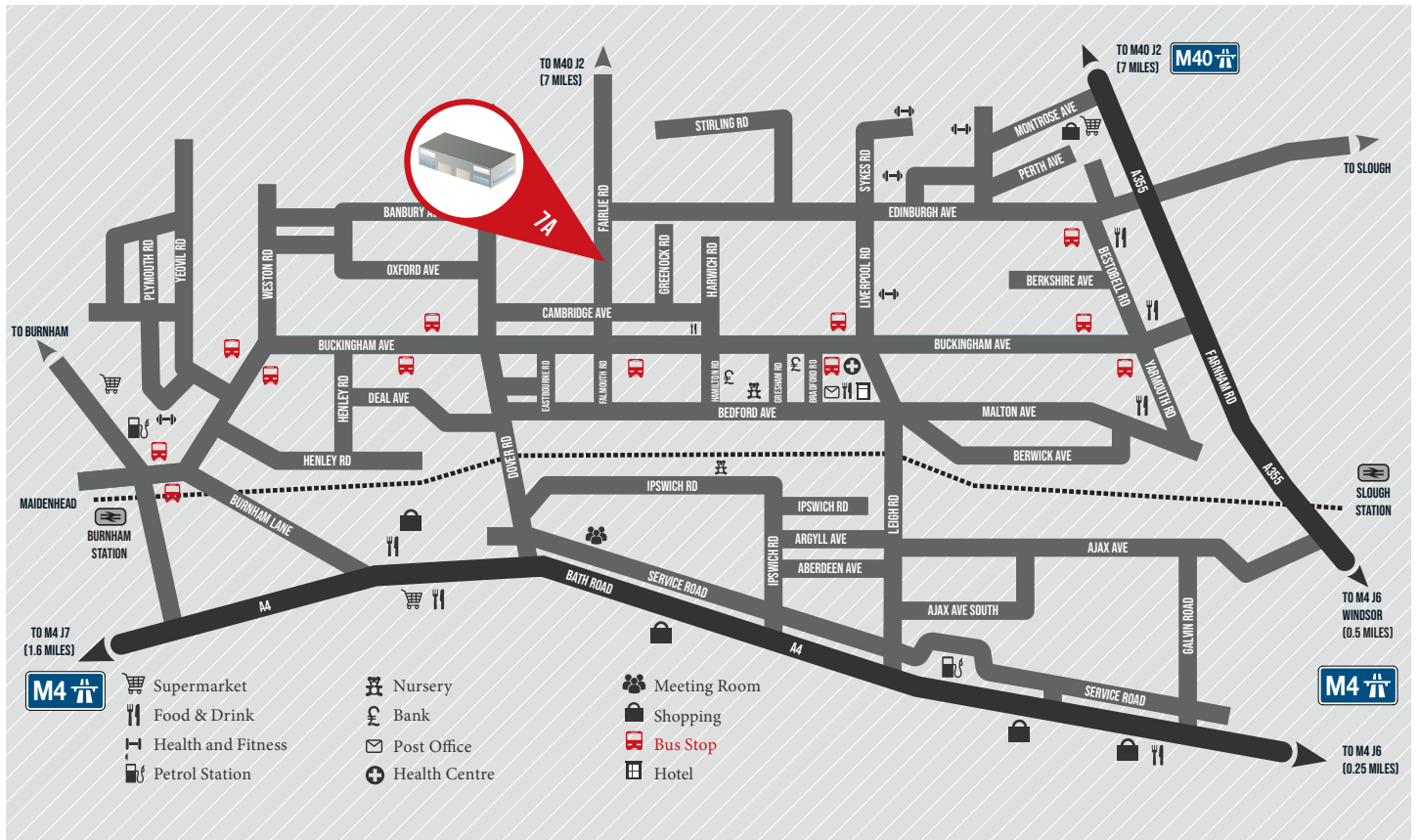
	SQ FT	SQ M
FF OFFICE	3,489	324.11
OTHER	3,486	323.83
GF WAREHOUSE	26,874	2,496.69
TOTAL	33,849	3,144.63

GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

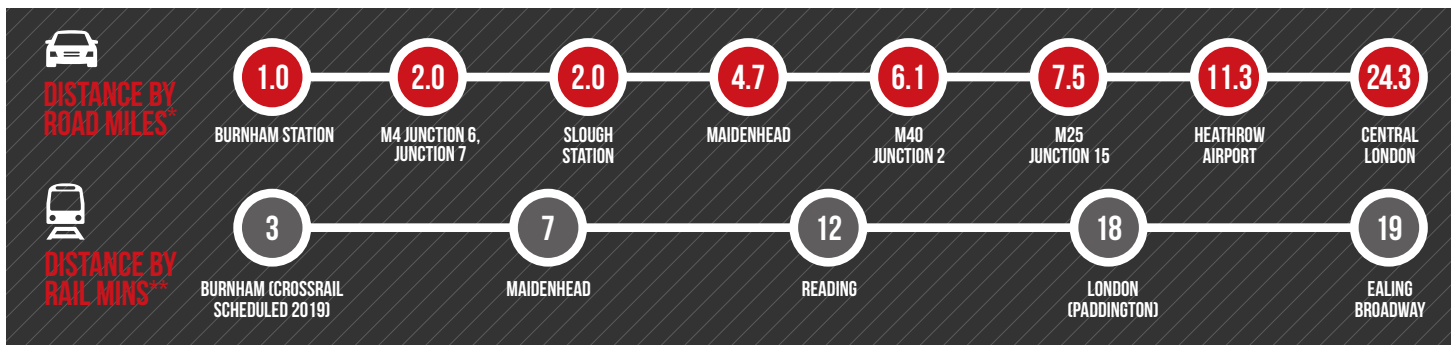


SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



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
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