

slough trading estate

556

IPSWICH
ROAD

SL1 4EP

TO LET 4,582 SQ FT (426 SQ M)

PROMINENT TRADE COUNTER / INDUSTRIAL UNITS TO LET COMBINED OR SEPARATELY

FEATURES

The property benefits from:

- 6M to eaves
- 16 parking spaces
- Covered loading
- Electrically operated loading door
- 3 phase electricity
- Capped gas supply
- Fully fitted ground floor office with heating, potential to add first floor offices
- Kitchenette facility
- EPC – D

FLOOR AREAS	SQ FT	SQ M
GF WAREHOUSE	3,782	351.34
GF OFFICE	800	74.33
TOTAL	4,582	425.67

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

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

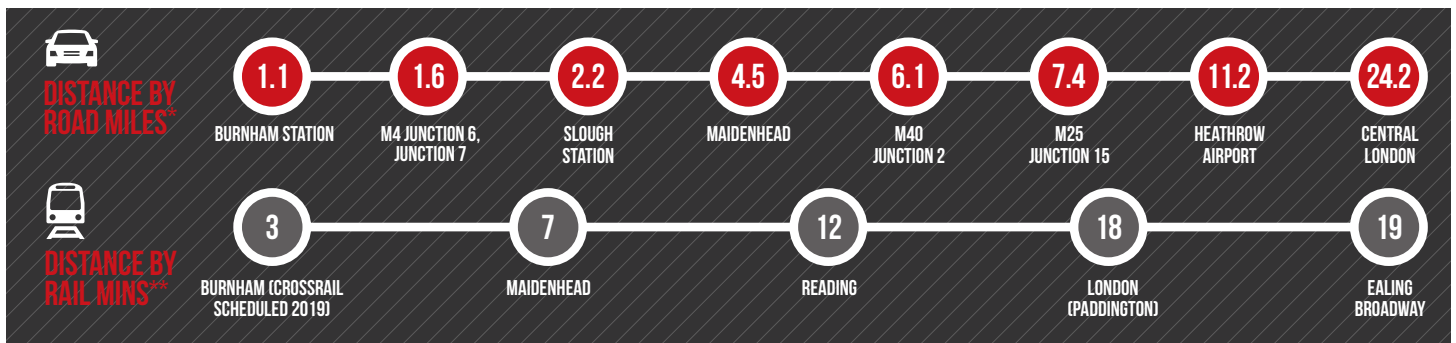
SEGRO

SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 556 IPSWICH ROAD, SL1 4EP. 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,
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