

# To Let

## Industrial/Logistics 5,149 sq ft GIA

Unit 9, Perth Trading Estate, Perth Avenue, Slough, Berkshire, SL1 4XX



### Summary

- Type: Industrial/Logistics
- Tenure: To Let
- Size: 5,149 sq ft GIA
- Rent: Available on Request

## Location

Perth Trading Estate is located on The Slough Trading Estate close to the M4 (Junction 6) and the A4 (Bath Road) which in turn provide excellent access to Central London, Heathrow Airport and the National Motorway Network.

## Availability

Unit 9 - TO LET

5,149 sq ft

Undergoing extensive refurbishment

Floor / Unit	Size	Availability
Ground	3,965 sq ft	Available
1st	652 sq ft	Available
Ground	530 sq ft	Available

## General Specification

- Additional units on the estate to become available soon
- Ancillary offices
- Level access loading doors
- Generous parking
- 24 hour access
- Easy access to the M4
- Slough and Burnham railway stations close by

## Energy Performance Rating

Available upon request.

## Rent

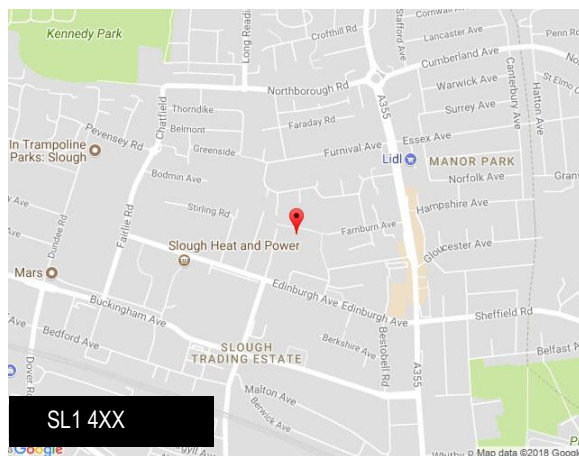
Available on Request

## Business Rates

Rates Payable: £11.95 per sq ft

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

#### Melinda Cross

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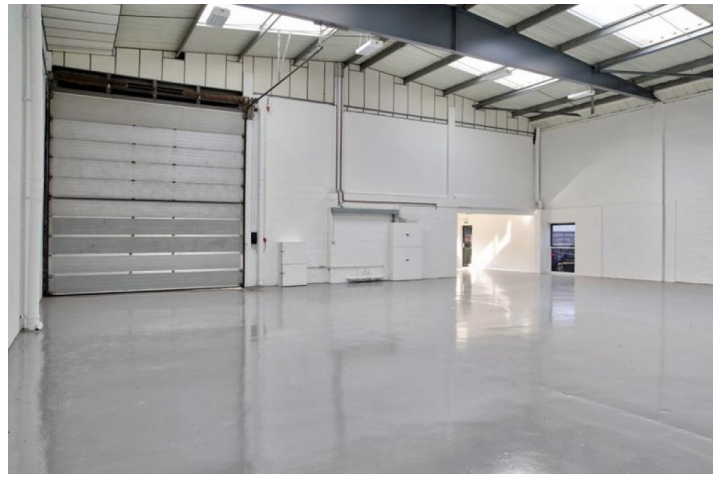
### Joint Agents

#### Simon Cressey (Desouza & Co)

t: 02087073030

#### Maria Jacobs (Desouza & Co)

t: 07887 976855



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# TO LET

Warehouse/industrial units  
from 4,218 to 40,809 sq ft

**Unit 9 available - 5,149 sq ft**

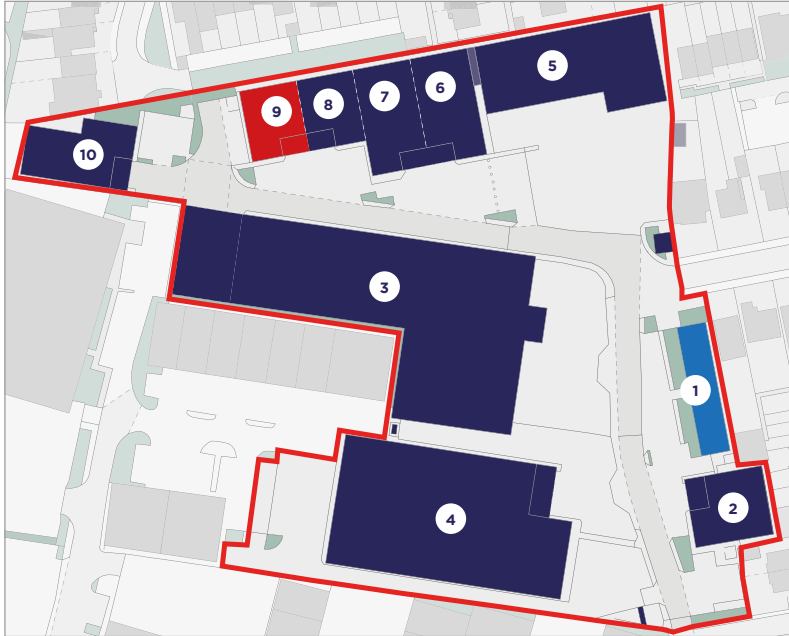


PERTH



# PERTH Trading Estate

Perth Trading Estate is located on The Slough Trading Estate close to the M4 (Junction 6) and the A4 (Bath Road) which in turn provide excellent access to Central London, Heathrow Airport and the National Motorway Network.



- Industrial units
- Office units
- Available Now

## CURRENT AVAILABILITY

### Unit 9 - TO LET

**5,149 sq ft**

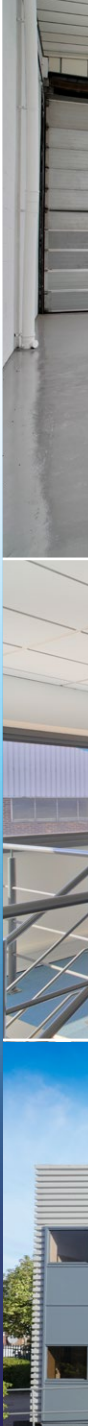
**Extensively refurbished**

	SQ FT	SQ M
Warehouse	3,965	368.39
First floor office	652	60.62
Covered loading	530	49.32
<b>TOTAL</b>	<b>5,149</b>	<b>478.33</b>

Gross External Areas

## GENERAL SPECIFICATION

- Additional units on the estate to become available soon
- Ancillary offices
- Level access loading doors
- Generous parking
- 24 hour access
- Easy access to the M4
- Slough and Burnham railway stations close by





LOCAL OCCUPIERS

- 1 Equinix (Data Centre)
- 2 Zeniure Technology Partners
- 3 Credit Suisse (Data Centre)
- 4 Fullers Logistics
- 5 Equinix (Data Centre)
- 6 Bodytechnics
- 7 NSA Global
- 8 Infinity (Data Centre)
- 9 Rosemount Measurement
- 10 Sun Chemical
- 11 Mars
- 12 Travis Perkins
- 13 TNT
- 14 Unilever
- 15 10 UK On
- 16 Bidvest



**PERTH**  
Trading Estate

**PERTH AVENUE | SLOUGH SL1 4XX**

**CROSSRAIL**

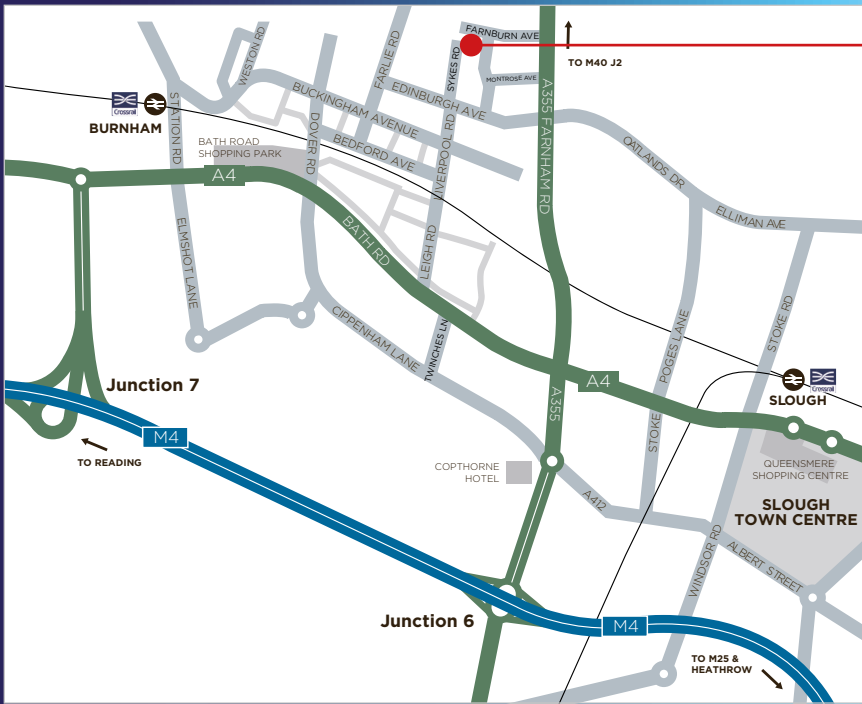
Slough is set to benefit enormously from the arrival of Crossrail and Burnham. This infrastructure improvement will significantly reduce average journey times. Average journey times will also be shortened substantially.

**Travel Distances**

Area	Distance
Slough Town Centre	1 mile
M4 (Junction 6)	1.6 miles
M4 (Junction 7)	2.7 miles
M40 (Junction 2)	5 miles
M25 (Junction 16)	6.5 miles
Heathrow Airport	11 miles
Reading	18 miles
Central London	20 miles
Gatwick Airport	45 miles

**Journey times**

Station
Reading
Paddington
Bond Street
Heathrow 1, 2, 3
Liverpool Street
Canary Wharf



**FURTHER INFORMATION**

For more details and an appointment to view, please contact the joint agents:

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