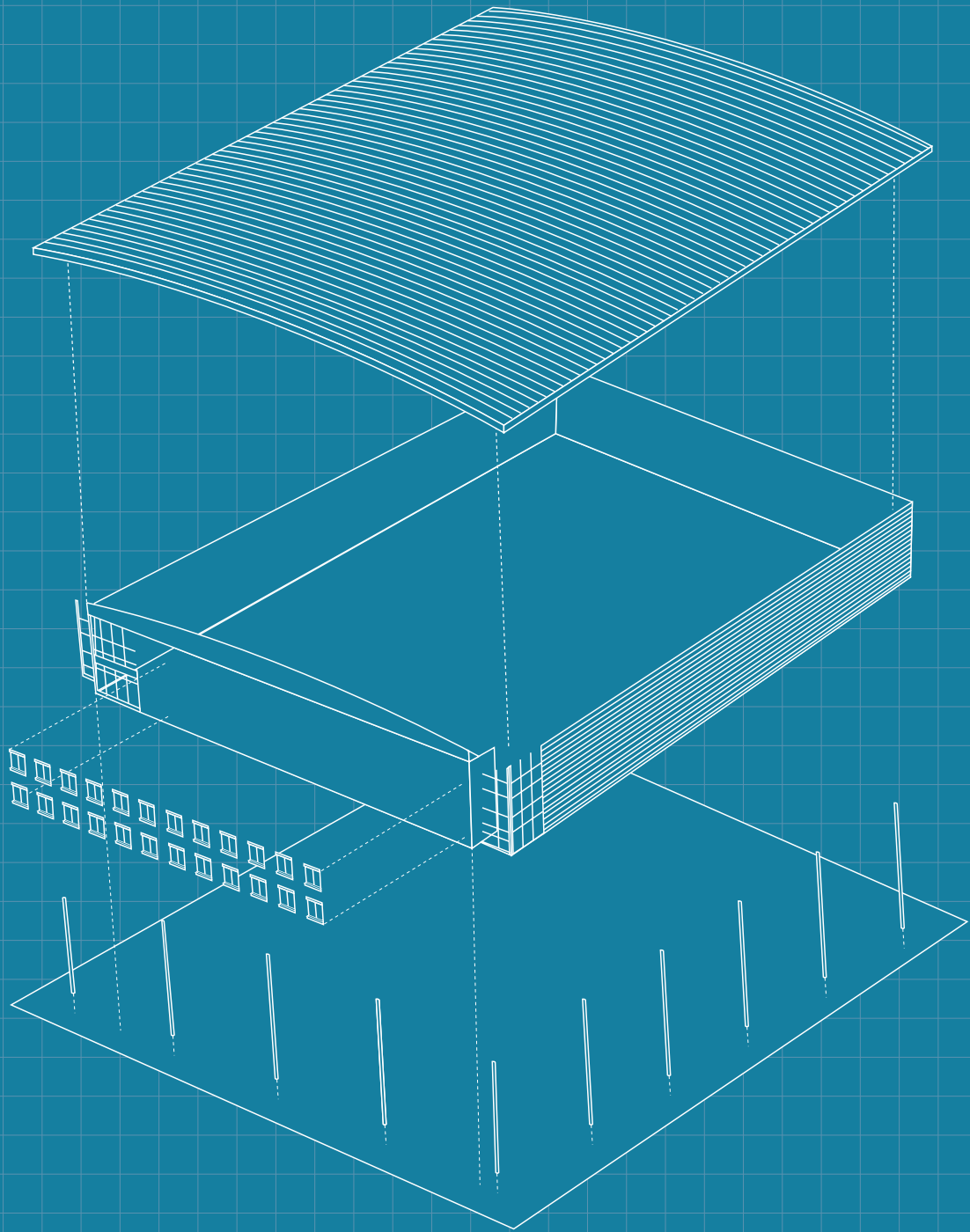


slough trading estate build to suit



construct*

*Imagine your space

543 – 546 Ipswich Road, SL1 4EP

SEGRO

make it your own*

543 – 546 Ipswich Road, SL1 4EP

Ipswich Road offers a fantastic build to suit opportunity. Situated to the front of the Slough Trading Estate, the site has direct access to the A4 Bath Road, which offers great connections to the national motorway network and Heathrow Airport.

Burnham (1.2 miles) and Slough (1.7 miles) main line railway stations are close by, offering fast and direct access to London Paddington. Rail connections will be further improved with the scheduled opening of Crossrail in 2019.

Simplified Planning Zone

Slough Trading Estate has Simplified Planning Zone status. This means that planning permission for specific forms of development is already granted. The benefits include:

- *SPEED – no need for the normal lengthy planning process. Your building can be delivered more quickly.
- *CERTAINTY – planning permission for compliant forms for development is guaranteed. You can plan for your business and your new development with confidence.
- *USE – applicable to a broad range of classes: B1(B), B1(C), B2, B8 and Data Centre.
- *SEGRO have funding in place, a dedicated in-house development team and a proven track record in SPZ delivery.

2.55 acres / 1.0 hectare

*Up to 80,000 sq ft

*Configure to suit your needs

*SPZ – speed of delivery

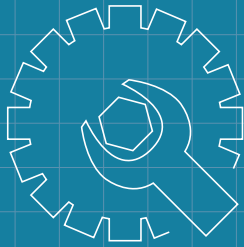
*Future-proofed design and specification

*An established and well-managed estate

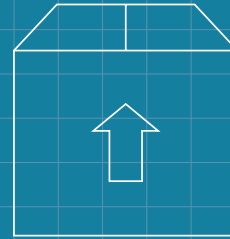
*Quick access and great connections

*Built to suit by experienced developers

Alternative uses can be accommodated



*Warehouse /
production



*Distribution



*Data Centre



*Research &
development

space to grow*

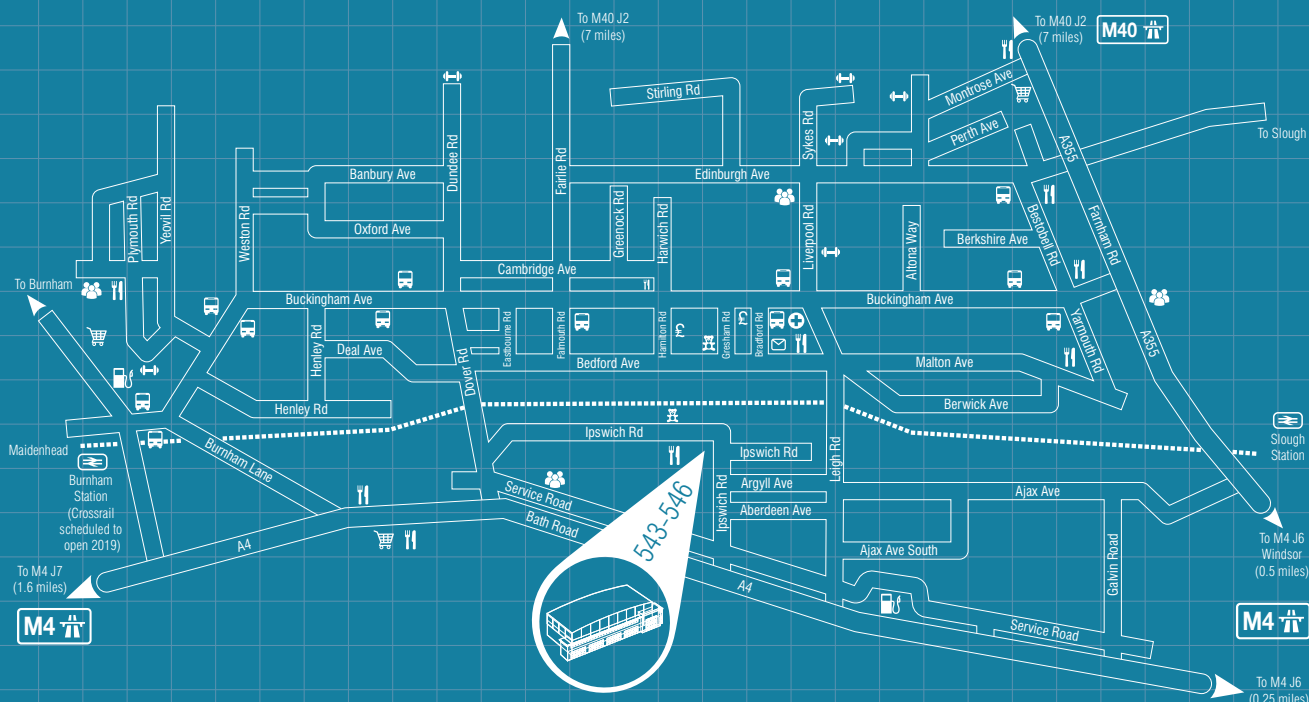
Exceptional experience

- *Europe's largest trading estate in single ownership
- *A world class location for business
- *350+ estate occupiers including FedEx, Mars, UK Mail, Hermes, Wickes and Selig
- *Expertise in matching our customers' needs and ambitions by providing space that is tailored to meet their current and future requirements

Amenities

- *On-site, 24-hour, award-winning CCTV and security team
- *24-hour on-site customer care
- *10 places to eat, 5 high street banks, multiple fitness facilities, 2 nurseries, health centre, dedicated bus service and Slough Aspire – www.sloughaspire.com

Well connected: surrounded by amenities



Distance by road miles

Burnham Station	1.2
M4 Junction 6, Junction 7	1.5
Slough Station	1.7
Maidenhead	5.4
M40 Junction 2	6
M25 Junction 15	6
Heathrow Airport	10
Central London	24

Source: The AA

By rail mins

Burnham	3
Maidenhead	7
Reading	12
London (Paddington)	18
Ealing Broadway	19
Burnham Crossrail (scheduled to open in 2019)	
Slough Crossrail (scheduled to open in 2019)	

Times from Slough Station. Source: National Rail Enquiries

Viewings

For further information contact our agents
or SEGRO directly on 01753 537171



020 7493 4933
020 8759 4141

JLL is a property



020 7935 5000
020 8569 1600

cushmanwakefield.co.uk

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SEGRO.com/construct



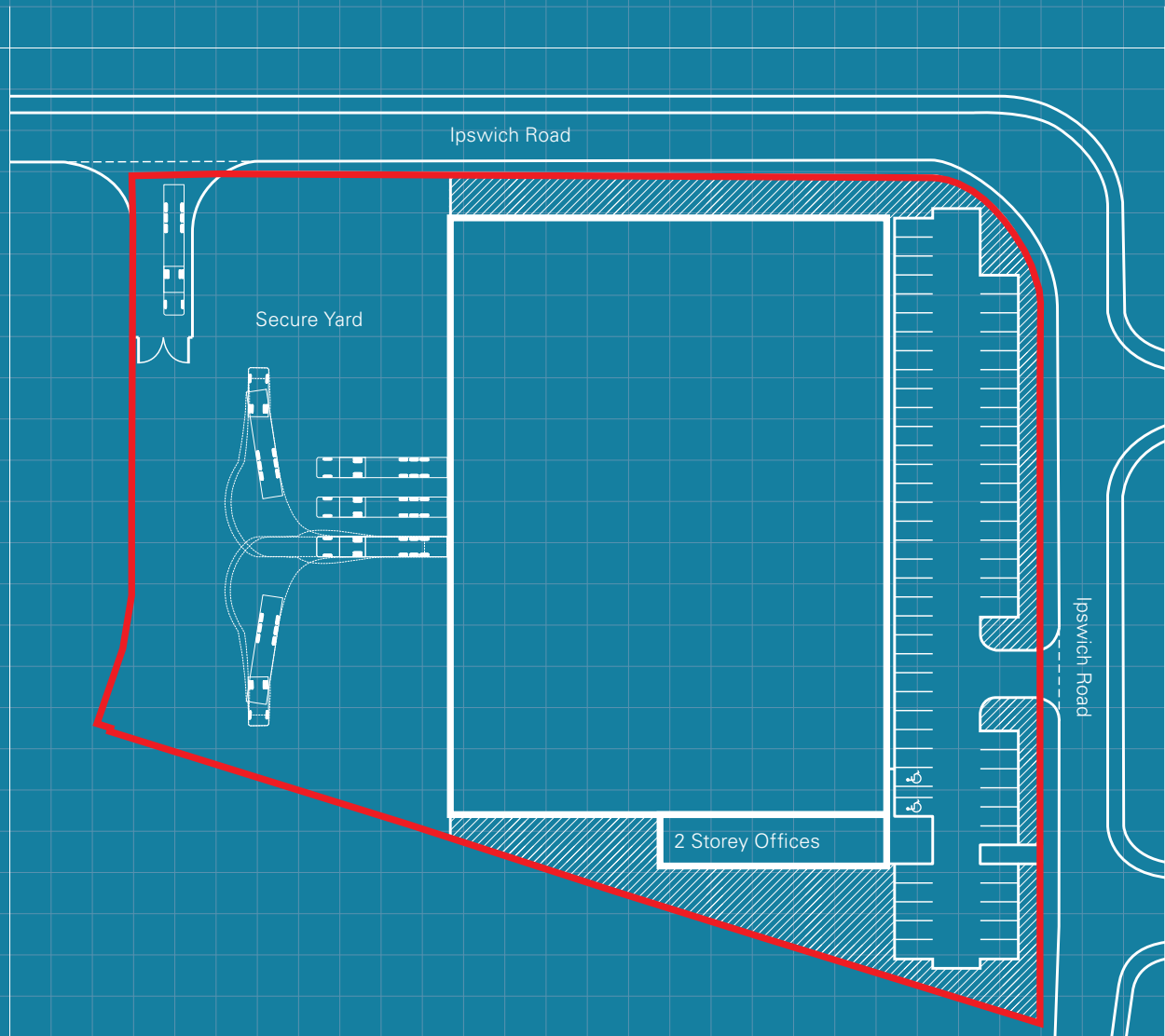
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example 1

*Warehouse / Data Centre

Offices	371.6 sq m	4,000 sq ft
Warehouse	4,552.1 sq m	44,500 sq ft
Total	4,923.7 sq m	48,500 sq ft

All measurements are calculated on a gross external basis

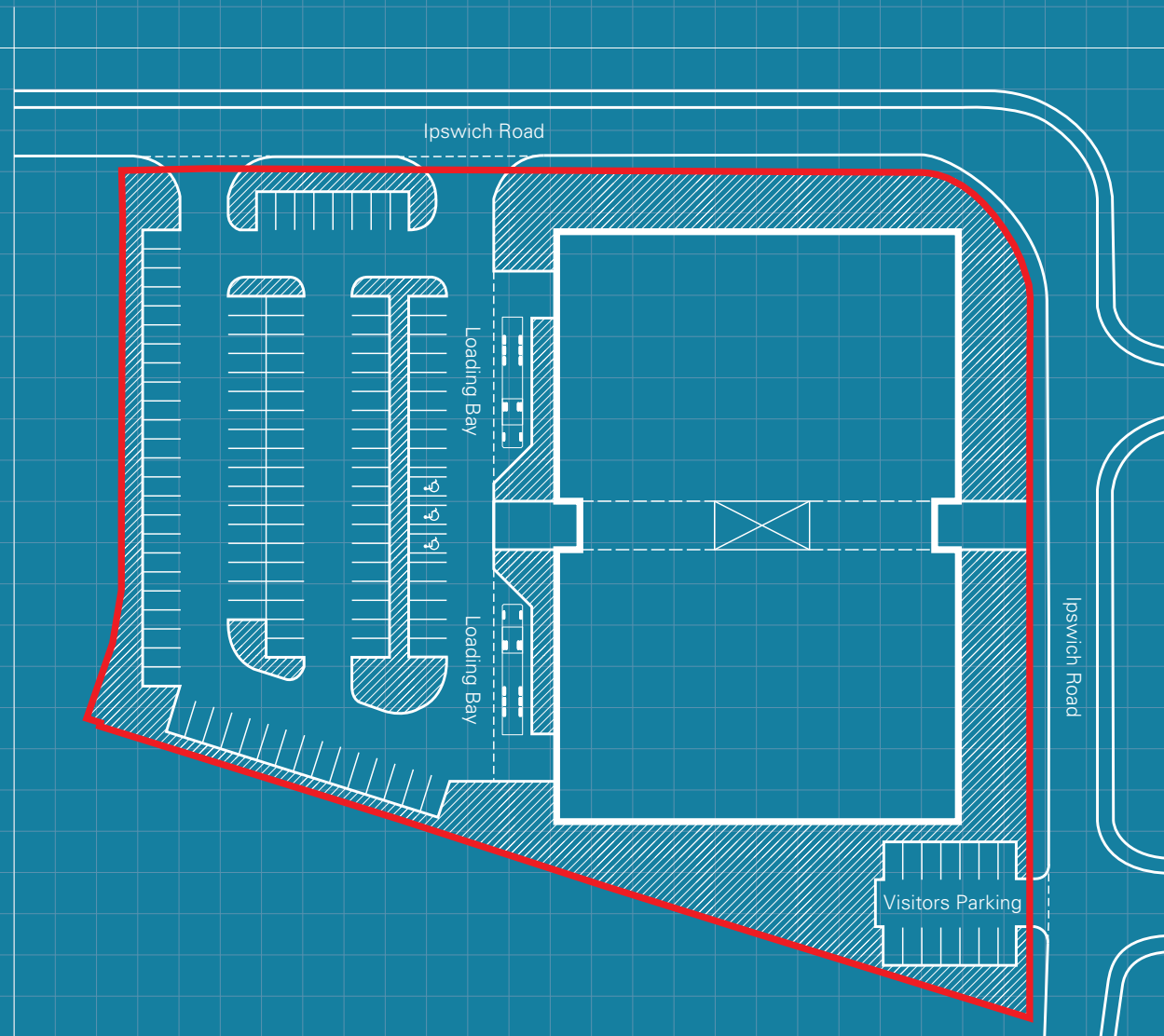


example 2

*2 Storey R&D

R&D	7,432.0 sq m	80,000 sq ft
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All measurements are calculated on a gross external basis

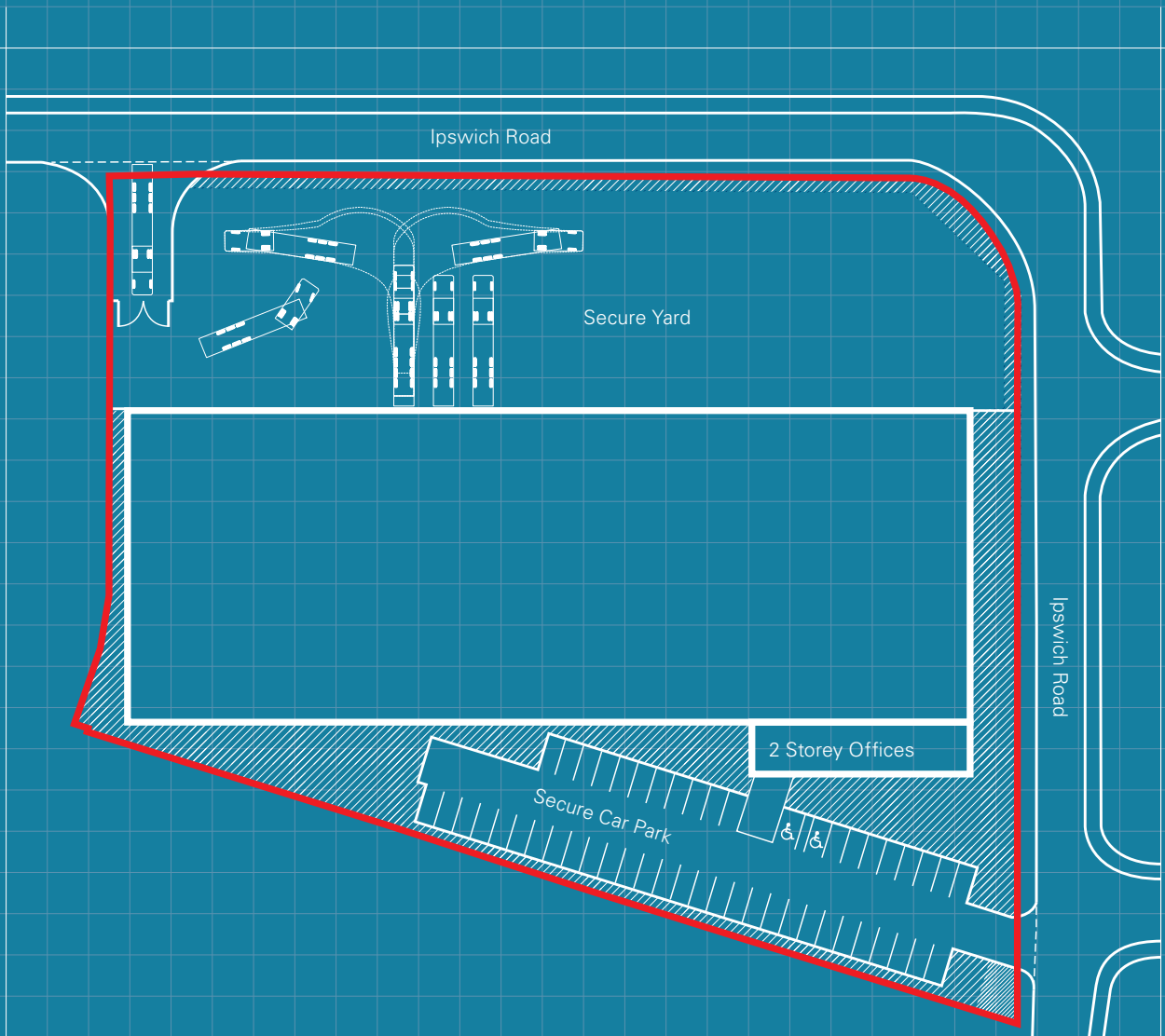


example 3

*Warehouse / Data Centre

Offices	371.6 sq m	4,000 sq ft
Data Centre	4,319.9 sq m	46,500 sq ft
Total	4,691.5 sq m	50,500 sq ft

All measurements are calculated on a gross external basis



example specification

*Imagine your space

- Up to 3 storeys
- Clear eaves height up to 15m
- Floor loading up to 50 kN/m2
- 15% roof lights
- Level loading doors and / or dock levellers
- Fitted offices including carpeted raised floors, LG7 lighting, passenger lift & reception
- WC, shower and tea point facilities
- Secure self-contained yard
- Generous parking – up to 1 space per 50 sq m
- Ample and diverse power supplies
- Fibre connectivity
- Flexible fit-out options

credentials

Since 2005 on Slough Trading Estate, SEGRO has delivered 22 projects totalling 1.15 million sq ft on a built to suit basis, to meet the needs of diverse and ambitious customers:

- Warehouse / industrial units for customers including Bidvest, FedEx, Selig and KARL STORZ
- Data Centres for customers including Equinix, Infinity / Virtus and IO
- R&D facilities for Lonza and UCB

“SEGRO has been an integral part of our successful expansion as a business over the past 20 years. They have supported us through our growth years, being flexible in accommodating our ever-increasing need for space, culminating in a bespoke facility designed around our requirements.” Mike Perks, KARL STORZ (UK) Ltd, Slough Trading Estate.

