

21B

Buckingham Avenue SL1 4QA

To Let – 2,203 sq ft. (204.67 sq m)

Description

A single storey, single span factory building benefitting from:

- 3.75m eaves height
- Manually operated up and over loading door
- 5 parking spaces
- Tea point
- Male & female WC's
- Fully-fitted ground and first floor offices

Floor areas

AREA	SQ FT	SQ M
Warehouse	1,480	137.50
Ground Floor Office	323	30.01
First Floor Office	400	37.16
TOTAL	2,203	204.67

All areas measured on an approximate gross external basis

EPC

EPC Rating E - 104

Terms

Price on Application

Amenities

- 9 places to eat
- 4 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire

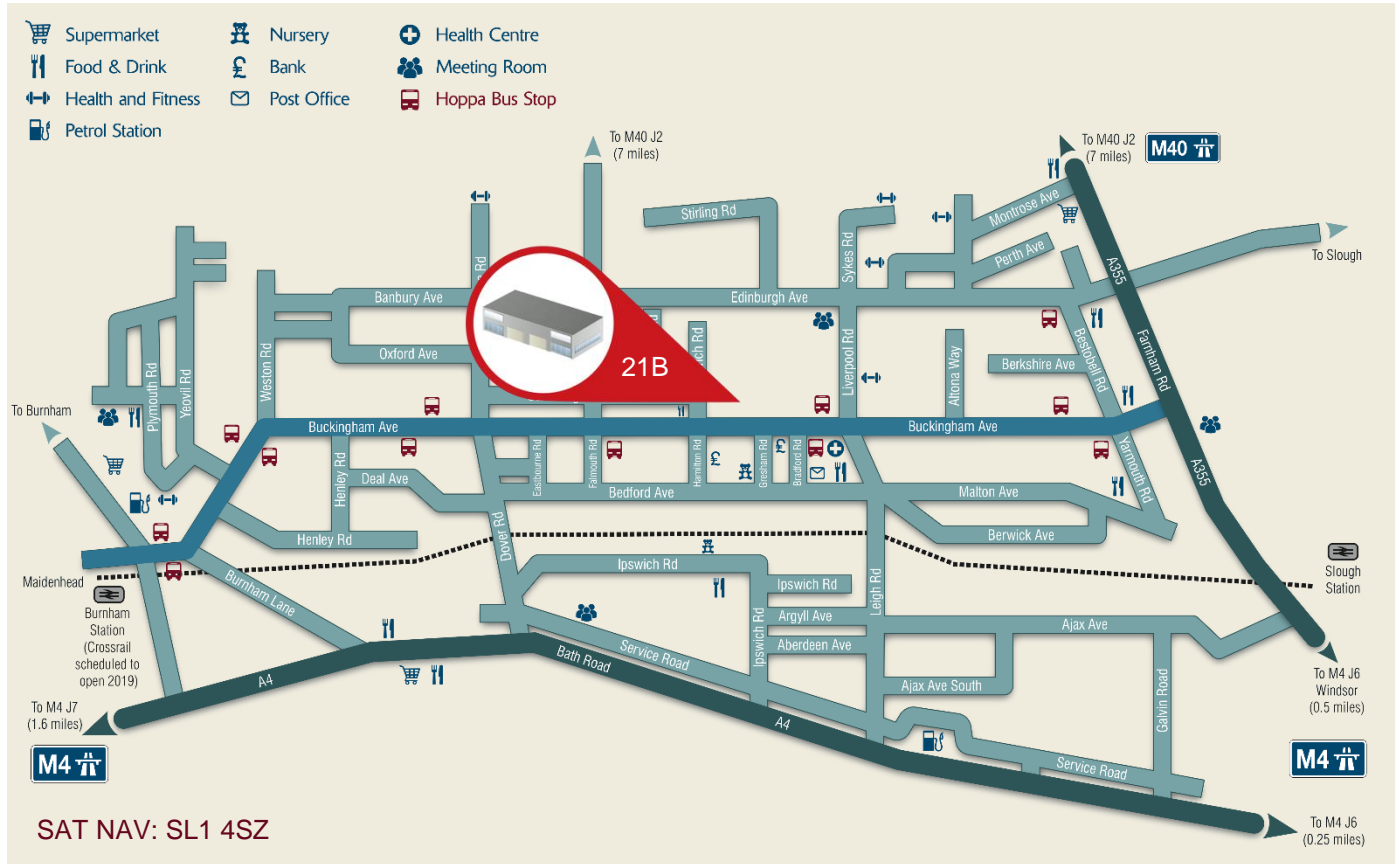


21B

Thriving Business Community

Buckingham Avenue

Well connected: surrounded by amenities



Distance by road miles*

Burnham Station	0.8
M4 Junction 6, Junction 7	2.0
Slough Station	2.2
Maidenhead	4.8
M40 Junction 2	5.5
M25 Junction 15	7.6
Heathrow Airport	11.4
Central London	24.5

By rail mins**

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

Source:

* From 21B Buckingham Avenue. Source: The AA

** Times from Slough Station. Source: National Rail Enquiries

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Viewings

For further information, contact our agents or SEGRO direct on 01753 537171.



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