

To Let

Industrial/Logistics 9,391 sq ft GEA

476 Malton Avenue, Malton Avenue, Slough, Berkshire, SL1 4QU



Summary

- Semi-detached warehouse / industrial unit.
- Type: Industrial/Logistics
- Tenure: To Let
- Size: 9,391 sq ft GEA
- Rent: Available on Request

Description

Refurbished single storey, single span warehouse with full height loading door, shared yard and 14 car parking spaces.

The property is located at the eastern end of Slough Trading Estate, in close proximity to the retail amenities on the A335 Farnham Road which also provides direct access to Junction 6 of the M4, Junction 2 of the M40 and the wider motorway network beyond.

Location

- Less than 1 mile from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 2 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019

Amenities

- 10 places to eat
- 5 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire - www.sloughaspire.com

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 including FedEx, Mars, UK Mail, Hermes, Wickes and Selig

Specification

Warehouse

- Full height loading door
- 6.1m to eaves
- 4.6m to underside of haunch
- 3-phase power

Use

- Suitable for B1(B), B1(C), B2 and B8 uses
- 24/7 – no hours of use restrictions

Offices

- Fully-fitted with carpeting, heating, lighting & perimeter trunking
- Male and female WCs
- Kitchenette

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External

- Shared yard
- 14 allocated parking spaces

Occupation

- Upon completion of a new full repairing and insuring lease on terms to be agreed
- EPC Rating D - 90

Distance by Road Miles

Burnham Station	1.4
M4 Junction 6, Junction 7	1.5
Slough Station	1.8
Maidenhead	5.1
M40 Junction 2	5.6
M25 Junction 15	6.3
Heathrow Airport	9.2
Central London	25.4

By Rail Minutes

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

Source:

* From 476 Malton Avenue. Source: The AA

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

Energy Performance Rating

This property has been graded as 90(D).

Rent

Available on Request

Business Rates

Available on Request

Service Charge

Available on Request



Viewing & Further Information

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

Contacts

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