

CONNECTIVITY
DEFINED

LINK225

BATH ROAD, SLOUGH, SL1 4AU

TO LET

WAREHOUSE / INDUSTRIAL / DATA CENTRE
DESIGN & BUILD OPPORTUNITIES

50,000 – 200,000 SQ FT (4,646 - 18,581 SQ M)



INTRODUCING LINK225
A UNIQUE AND PROMINENT
DESIGN & BUILD SCHEME,
FROM 50,000 SQ FT
TO 200,000 SQ FT

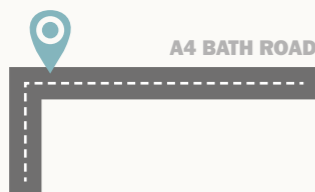
Create a bespoke space in a size to suit your business needs,
within a dynamic business community, in a location like no other.

CONNECTIVITY DEFINED. LINK225.

Computer Generated Image



Crossrail will be operational from 2019, serving Slough and Burnham stations, providing fast, direct and convenient access to Central London.



Prominent location which is widely recognised as home to one of the UK's strongest clusters of international companies.



HEATHROW

A unique combination of integrated transport options, with Central London less than 20 minutes by rail and Heathrow a 15 minute drive.



Located adjacent to the M4 motorway, with direct access to the M40 and the M25, Slough has excellent road connections.



Our experienced teams provide our customers with the accommodation and environment that helps their businesses thrive.



SEGRO

LINK225



A rare, flexible Design and Build offering of mid to large options up to 200,000 sq ft.



The development will be highly sustainable, targeting BREEAM 'Very Good' and EPC rating A.



High quality specification to future-proof your business.



Convenient for a great range of local amenities including health and fitness, banks, nurseries, supermarkets and a post office.



2 MVA of power on site, ideal for data centre use.



Benefits from a central Thames Valley location that delivers a young and highly skilled workforce from within its affordable catchment area.



The site benefits from Business Watch, a partnership between Thames Valley Police and SEGRO, offering 24-hour award-winning CCTV and security personnel.





← BURNHAM STATION (1.4 MILES)
 ↙ M4 JUNCTION 7

M40 JUNCTION 2 ↗
 SLOUGH TRAIN STATION (2 MILES) →
 SLOUGH TOWN CENTRE →
 M4 JUNCTION 6 ↘

**A SIZE TO
 SUIT YOU
 IN A QUALITY
 LOCATION**

A rare Design and Build opportunity with warehouse options from 50,000 sq ft to 200,000 sq ft.

Computer Generated Image of Indicative Scheme

IN A WORD, THRIVING

LINK225 IS PART OF A DYNAMIC BUSINESS ENVIRONMENT AND IS IDEAL FOR BUSINESSES LOOKING TO ESTABLISH THEMSELVES IN A PROMINENT LOCATION.

Adjacent to the Slough Trading Estate, Link225 is at the centre of economic activity in the Thames Valley.

Bath Road is home to a high number of like-minded international businesses, most of which have been established for many years. Slough is the location of choice for many UK and global businesses including Amazon, Mars, TNT, HTC, Ferrari, Fedex,

UK Mail, Hermes, Equinix and 3663 Bidvest.

SEGRO is committed to supporting a thriving business community and sits on the steering group of Slough Aspire - a scheme that helps build a strong and competitive workforce, enabling Slough businesses to recruit from a local talent pool.

A YOUNG WORKFORCE

Slough benefits from a central Thames Valley location that delivers a young and highly skilled workforce from within its affordable catchment area.



DIVERSITY DEFINED

Slough is home to a variety of industries across numerous sectors.



DESTINATION SLOUGH

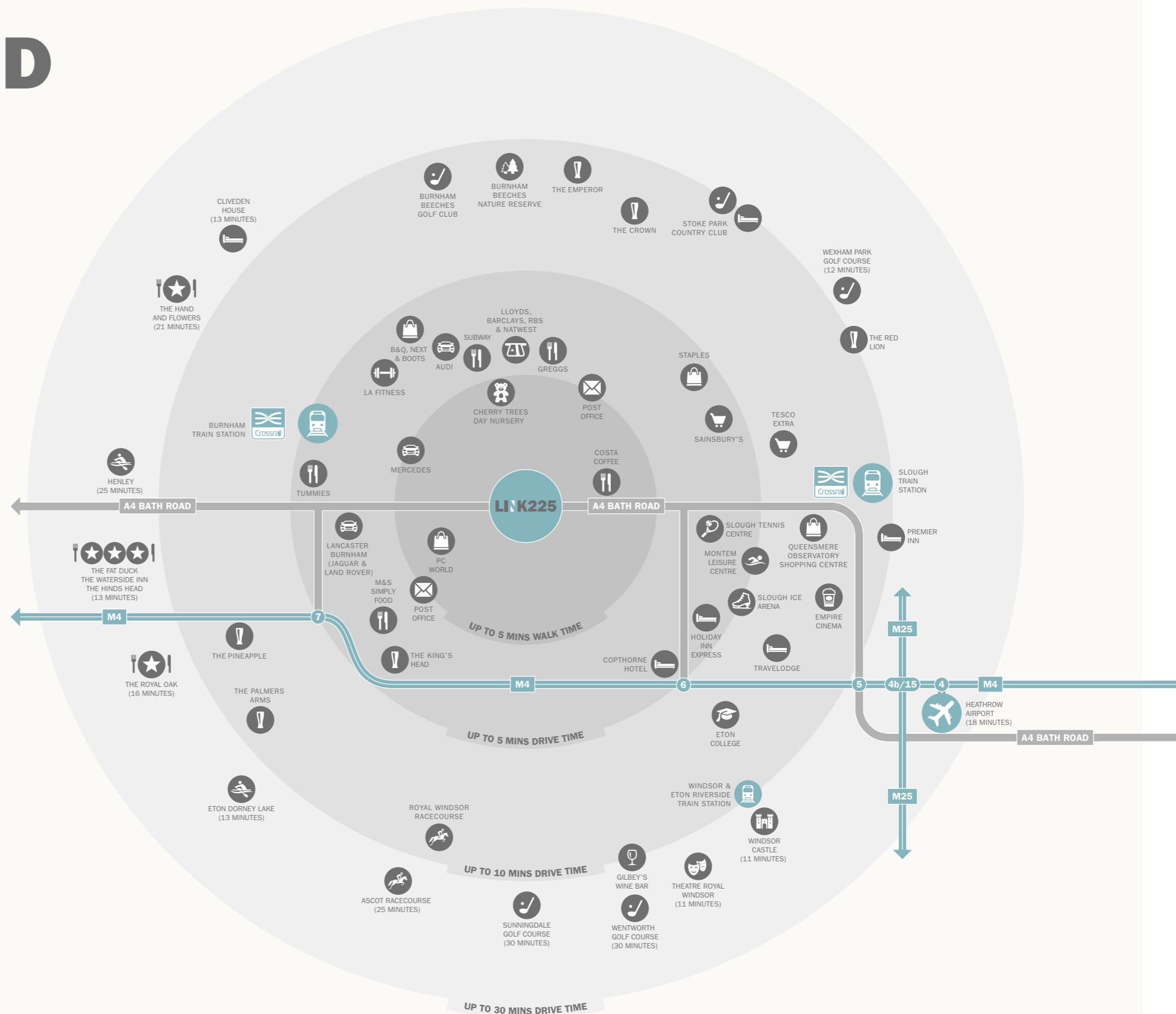
SLOUGH IS CURRENTLY BEING REVOLUTIONISED BY THE HEART OF SLOUGH REGENERATION PROJECT – A £450M REDEVELOPMENT OF THE 29 ACRE COMMERCIAL QUARTER COMPRISING:



IN AND AROUND

THERE IS A RICH SPECTRUM OF AMENITIES AROUND SLOUGH.

From Michelin-starred restaurants to fast food diners, from country clubs to gyms.



“ 94% of our occupiers rate their satisfaction with SEGRO as ‘Good’ or ‘Excellent.’

Thames Valley Business Unit
Customer Satisfaction Survey 2016. ”

A WINNING COMBINATION

WITH SEGRO AS YOUR LANDLORD – YOU’RE IN GOOD HANDS WITH OUR TRACK RECORD FOR SUCCESS.

AGILITY AND FLEXIBILITY

Our Design and Build offering gives our customers the ability to meet the ever-changing demands of their businesses. We have a flexible approach to design, from single warehouses to multi-let industrial estates based in the best locations around the UK and more specifically, the South East.



DEVELOPER OF CHOICE

SEGRO not only means quality, it is also synonymous with long-standing developments. We pride ourselves on delivering top specification industrial products that are built for the long term. Above all, we enable our customers to stay ahead of the curve and future-proof their businesses.



A STRONG PARTNERSHIP

Working in close collaboration with our occupiers for the last 95 years, we have developed a customer centric philosophy that has resulted in Design and Build transactions with internationally recognised brands such as John Lewis, DB Schenker, FedEx and 3663 Bidvest.

John Lewis

FedEx

DB SCHENKER

Bidvest
3663
inspired by you

JOINED UP LINKING

BY ROAD

Located adjacent to the M4 motorway, with direct access to the M40 and the M25, Slough has excellent road connections.

Location	miles	mins
Burnham Station	1.4	6
M4, J6	1.4	5
Slough Station	2.0	10
Maidenhead	4.7	15
M40, J2	6.7	16
M25, J15	7.5	11
Heathrow Airport	9.1	14
Central London	24.0	42

Times from Bath Road
Source: Google maps

SL1 4AU



BY RAIL

Slough’s fastest mainline service to Paddington Station takes under 20 minutes. Crossrail is planned for 2019.

Location	mins
Burnham	4
Maidenhead	7
Reading	14
London (Paddington)	18
Ealing Broadway	19

Times from Slough Station
Source: National Rail Enquiries





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