

To Let

122 Malton Avenue, Slough, Berkshire, SL1 4QU

17,897 sq ft (1,662.68 sq m) GEA

- Refurbished
- Full height electric loading door
- Fully fitted two storey offices
- 3-phase power
- Warehouse lighting



Location

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.

Accommodation

Area	Sq ft	Sq m
Warehouse	12,503	1,161.6
Mezzanine	293	27.2
Ground Floor Office	2,094	194.5
First Floor Office	3,007	279.4
Total	17,897	1,662.7

All areas measured on an approximate gross external basis

Specification

Warehouse

* Full height electric loading door * 6m to underside of haunch
* 3 phase power * Warehouse lighting

Use

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

Offices

* Fully fitted two storey office * Male, female & disable WC * 2 x tea point * Fire alarm

External

* Rear yard with ability to secure * 42 allocated car parking spaces (10 within yard)

Transport

Distance by road miles

Burnham Station	1.4
M4 Junction 6, Junction 7	1.5
Slough Station	2
Maidenhead	6
M40 Junction 2	5.5
M25 Junction 15	6.7
Heathrow Airport	9.7
Central London	25.7

EPC

This property has been graded as 53 C.

Rent

Available on Request



Contacts

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slough trading estate



122

Available Now

Malton Avenue SL1 4QU

To Let - 17,897 sq ft (1,662.7 sq m)

Refurbished and detached warehouse / industrial unit
with fully-fitted offices and ability to secure the yard

SEGro
WHERE BUSINESS WORKS

122

Malton Avenue

Refurbished and detached warehouse/industrial unit benefitting from two storey fully-fitted offices, full height electric loading door, 42 car parking spaces and yard with ability to secure.

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.



Slough Trading Estate

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

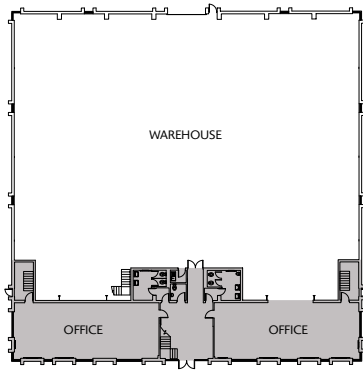
Amenities

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

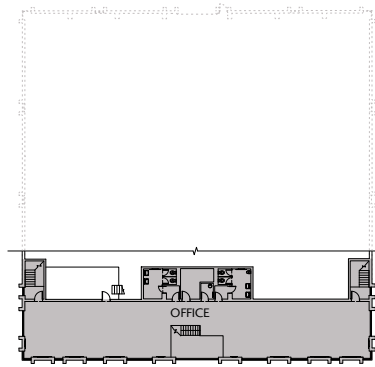
Services

- 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

Ground floor



First floor



AREA

SQ FT

SQ M

Warehouse

12,503

1,161.6

Mezzanine

293

27.2

Ground Floor Office

2,094

194.5

First Floor Office

3,007

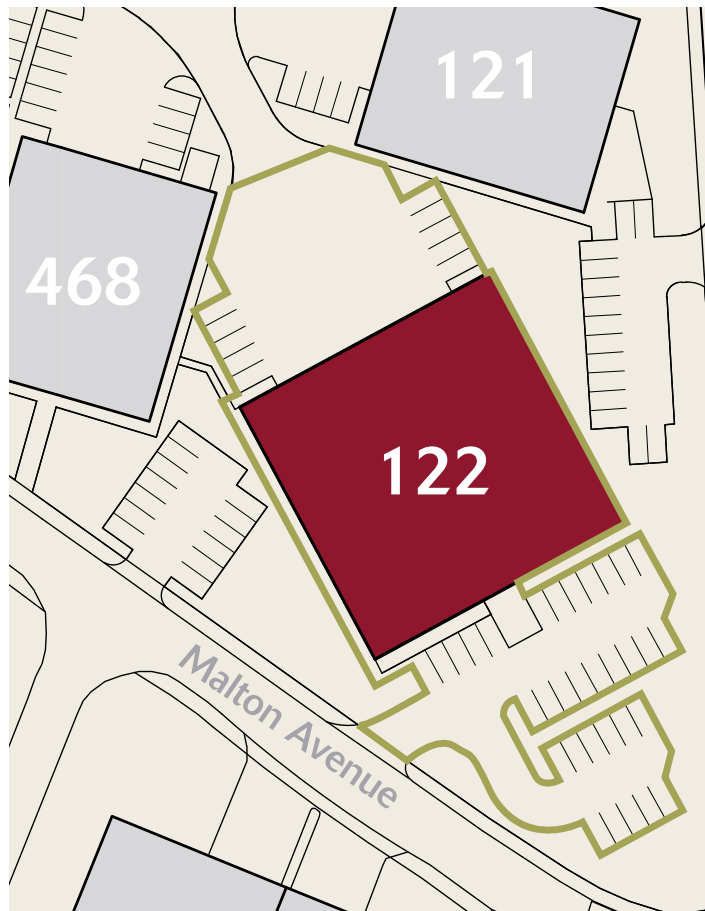
279.4

TOTAL

17,897

1,662.7

All areas measured on an approximate gross external basis



Specification

Warehouse

- Full height electric loading door
- 6m to underside of haunch
- 3-phase power
- Warehouse lighting

EPC

- EPC Rating B – 43

Use

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

Offices

- Fully-fitted two storey offices
- Male, female & disabled WCs
- 2 x tea points
- Fire alarm

External

- Rear yard with ability to secure
- 42 allocated parking spaces (10 within the yard)

Occupation

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

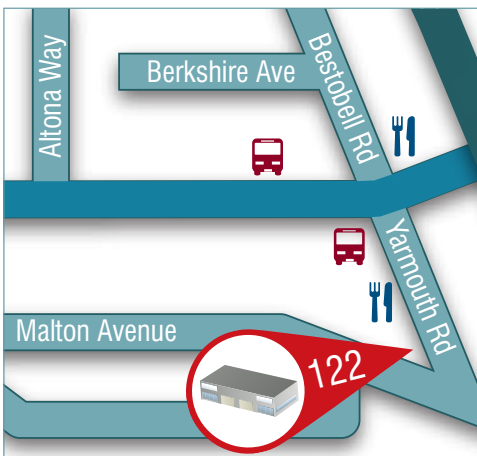
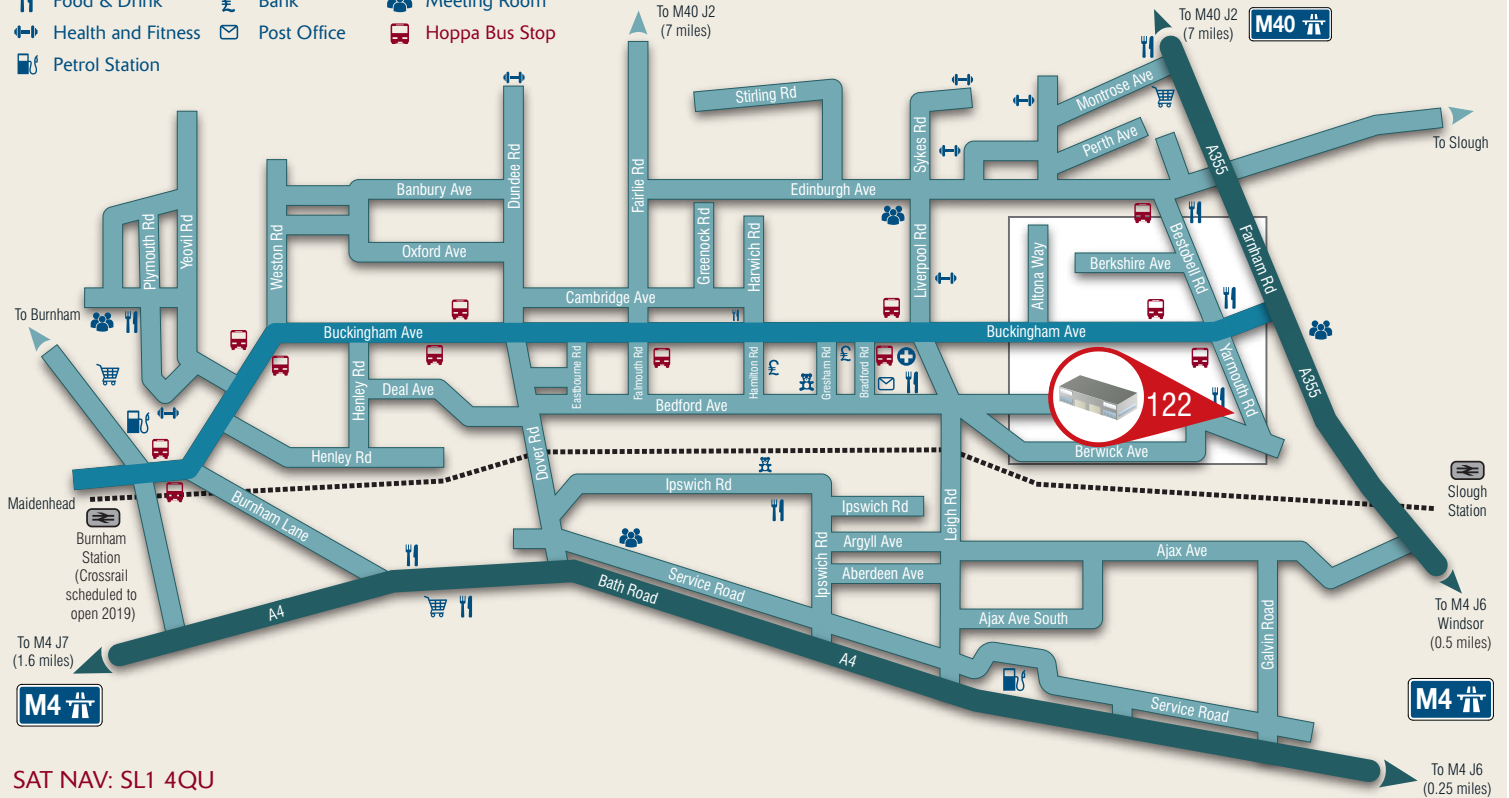
Thriving Business Community

122

Malton Avenue

Well connected: surrounded by amenities

- Supermarket
- Nursery
- Health Centre
- Food & Drink
- Bank
- Meeting Room
- Health and Fitness
- Post Office
- Hoppa Bus Stop
- Petrol Station



Distance by road miles*

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Central London	25.7

By rail mins**

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

Source:

* Autoroute

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

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Viewings

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