

944

# Yeovil Road SL1 4NH

## To Let – 2,992 sq ft. (277.9 sq m)

### Description \_\_\_\_\_

A semi-detached type business unit. Single storey, single span, end of terrace production/warehouse unit.

This unit also benefits from:

- 6m to underside of haunch
- 1 electrically operated sectional roller shutter
- 3 phase electricity supply
- Male, female & disabled WCs
- 7 car parking spaces

### Floor areas \_\_\_\_\_

AREA	SQ FT	SQ M
Ground Floor Warehouse	2,916	270.9
Ground Floor Ancillary	76	7.0
<b>TOTAL</b>	<b>2,992</b>	<b>277.9</b>

All areas measured on an approximate gross external basis

### EPC \_\_\_\_\_

B - 40

### Terms \_\_\_\_\_

New FRI lease available on terms to be agreed

### Amenities \_\_\_\_\_

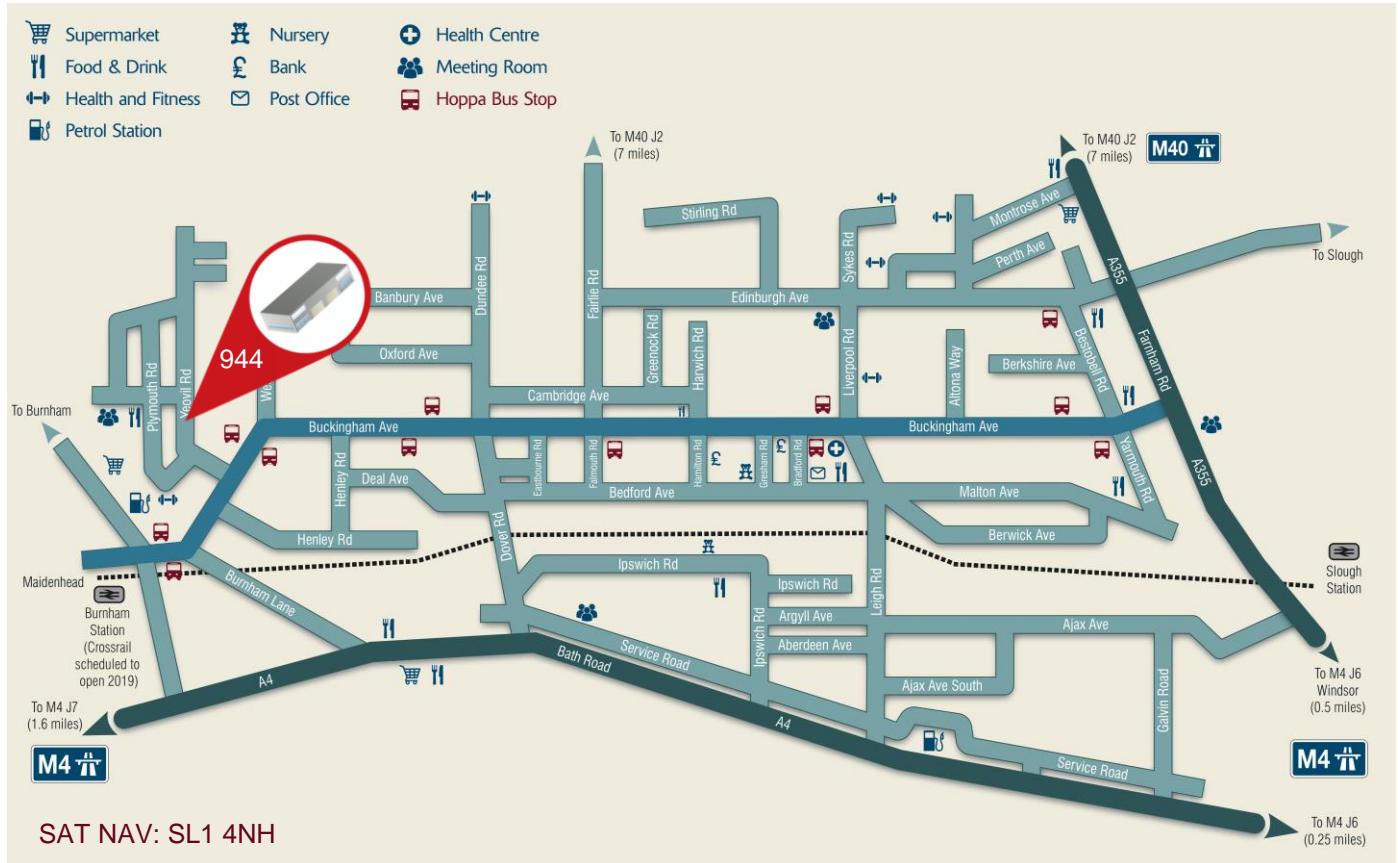
- 8 places to eat
- 4 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire

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## Yeovil Road

### Thriving Business Community

#### Well connected: surrounded by amenities



#### Distance by road miles\*

Burnham Station	0.4
M4 Junction 7	1.8
Slough Station	2.9
Maidenhead	4.4
M40 Junction 2	6.4
M25 Junction 15	8.4
Heathrow Airport	11.2
Central London	26.0

#### By rail mins\*\*

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

Source:  
 \* From 944 Yeovil Road. Source: Google Maps  
 \*\* 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.

