



955

NEWLY REFURBISHED

Yeovil Road SL1 4NH

To Let – 7,559 sq ft (702.31 sq m)

Description

A single storey, single span, end of terrace production/warehouse unit with two storey offices. This unit also benefits from:

- 6m to underside of haunch
- 1 up-and-over loading door
- 3 phase electricity supply
- Covered loading
- Fully fitted ground and first floor offices
- Kitchenette
- Male, female & disabled WCs
- 18 car parking spaces

Floor areas

AREA	SQ FT	SQ M
Warehouse	4,931	458.10
Ground Floor Office	1,092	101.46
First Floor Office	1,162	107.99
Covered loading Bay	370	34.33
TOTAL	7,555	701.88

All areas measured on an approximate gross external basis

EPC

D - 94

Terms

New FRI lease available on terms to be agreed

Amenities

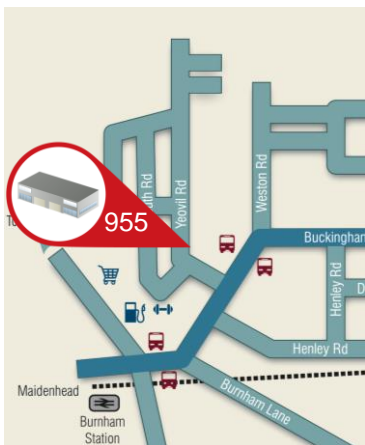
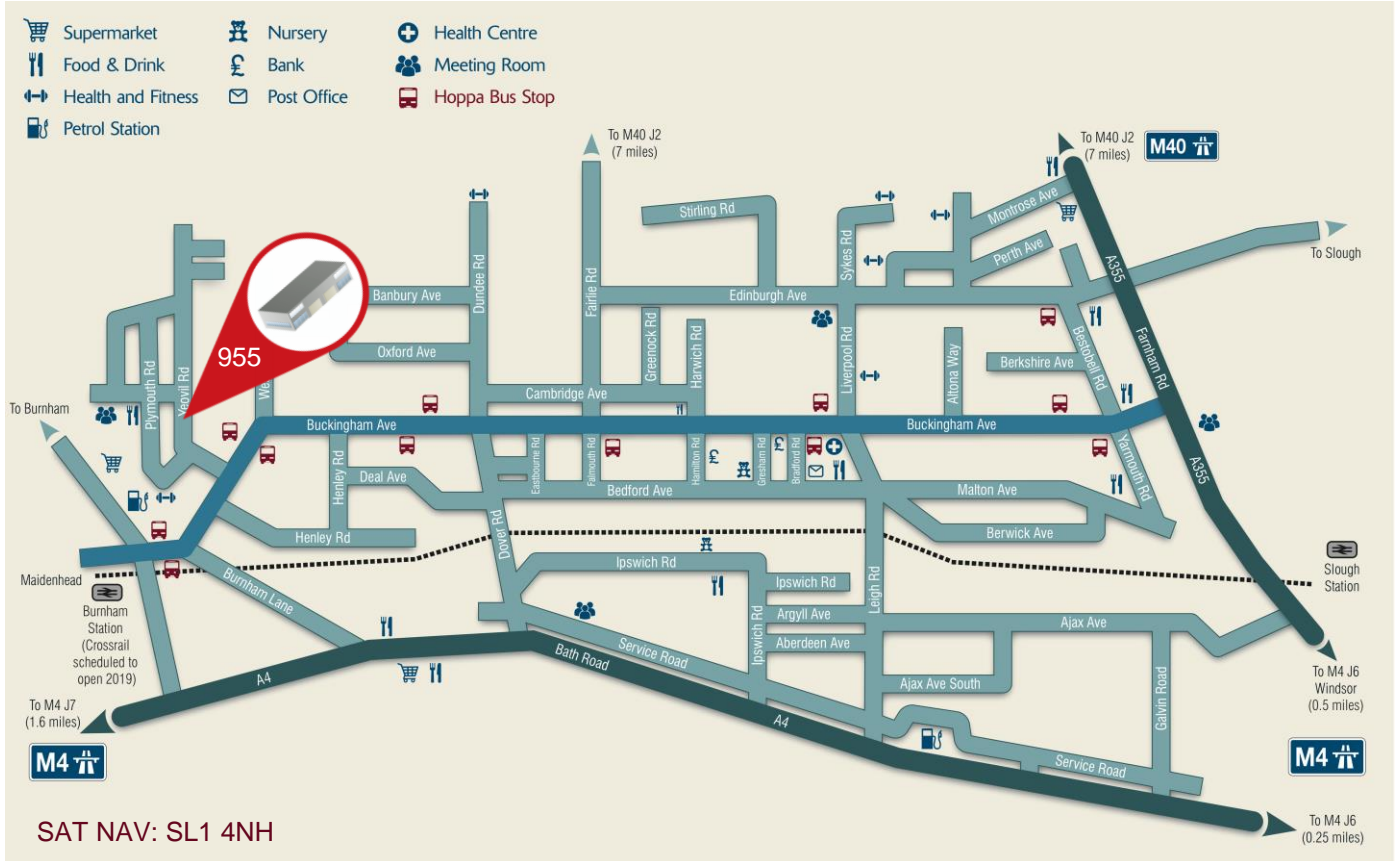
- 8 places to eat
- 4 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire



Indicative refurbished warehouse

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 955 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.

