



Malton Avenue SL1 4QU

To Let – 6,468 sq ft. (600.9 sq m)

Description

A single storey, single span warehouse, with office to front, which benefits from:

- 5.9m minimum eaves height
- WC
- Electric up and over loading door
- 3 phase power
- 8 car parking spaces

Floor areas

AREA	SQ FT	SQ M
Office	421	39.1
Warehouse	6,047	561.8
TOTAL	6,468	600.9

All areas measured on an approximate gross external basis

EPC

EPC Rating C – 72

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



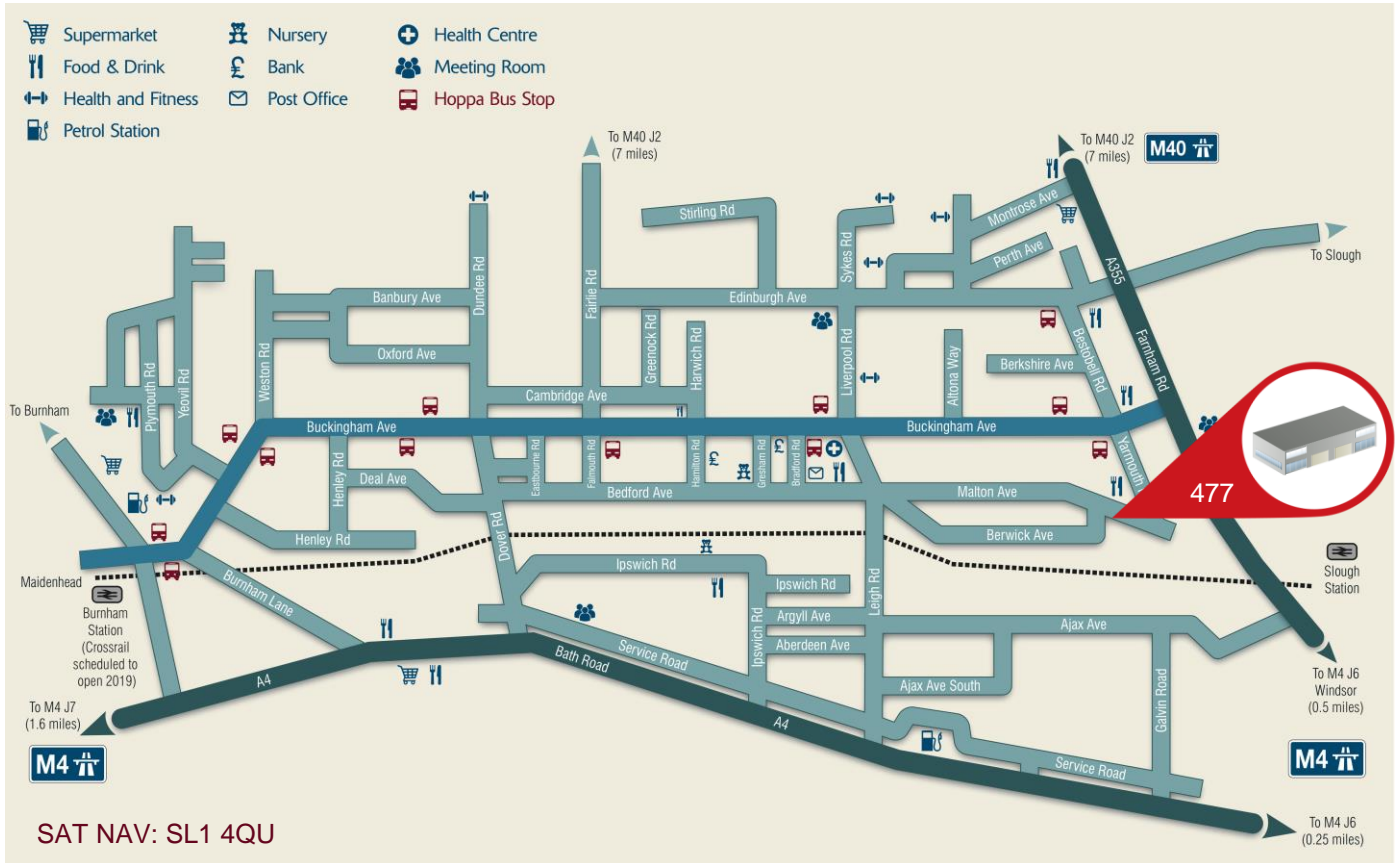
Indicative refurbished internal

477

Thriving Business Community

Malton Avenue

Well connected: surrounded by amenities



Distance by road miles*

Burnham Station	1.4
M4 Junction 6	1.8
Slough Station	1.8
Maidenhead	5.3
M40 Junction 2	5.9
M25 Junction 15	7.4
Heathrow Airport	8.2
Central London	24

By rail mins**

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

Source:

* From 477 Malton Avenue. 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.

