

slough trading estate



205-206

To be fully refurbished

BEDFORD AVE SL1 4RY

TO LET - 20,130 SQ FT (1,870 SQ M)

PRODUCTION / WAREHOUSE UNIT WITH CROSS-DOCK LOADING AND
TWO YARDS (ONE SECURE), 8 LOADING DOORS, 50 CAR PARKING SPACES

SEGRO

205-206

BEDFORD AVE

A modern warehouse unit of portal frame brick and over-clad construction with first floor offices at the front. The unit has multiple loading doors along both side elevations, two separately accessed yards and benefit's from 50 on-site parking spaces. The unit is to be fully refurbished by the landlords.

The unit is located on the Slough Trading Estate fronting onto Bedford Avenue which adjoins both Dover Road and Leigh Road, providing excellent access to Junction 6 of the M4, Junction 2 of the M40 and Heathrow airport.



SLOUGH TRADING ESTATE

LOCATION

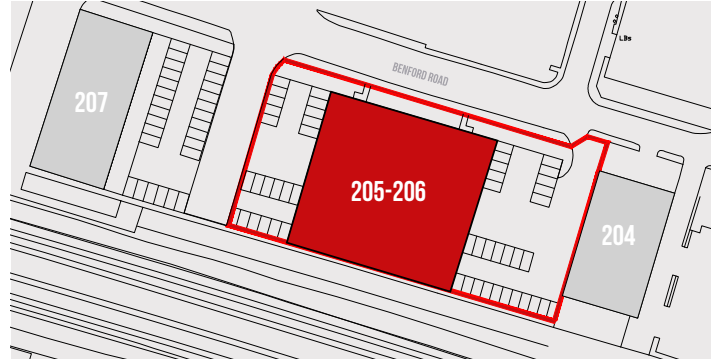
- *Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport*
- *Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019*

AMENITIES

- *10 places to eat*
- *1 hotel*
- *4 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, Bidvest and AKZO Nobel*



205 / 206 COMBINED AREA	SQ FT	SQ M
Ground Floor Warehouse	16,037	1,489.8
Ground Floor Office	1,238	115.0
First Floor Office/Ancillary	2,855	265.2
Total	20,130	1,870

All areas measured on an approximate gross external basis



SPECIFICATION

WAREHOUSE

- Minimum clear eaves height of 6m
- 8 loading doors
- 3 phase electricity
- Gas connection

USE

- Suitable for B1(b), B1(c), B2, B8 and Data Centre uses
- 24/7 – no hours of use restrictions

OFFICES

- Open plan layout
- Suspended ceiling
- Carpet tiles
- Reception
- Central heating
- Male & female WCs

EXTERNAL

- 2 separately accessed yards (one secure)
- 50 car parking spaces

OCCUPATION

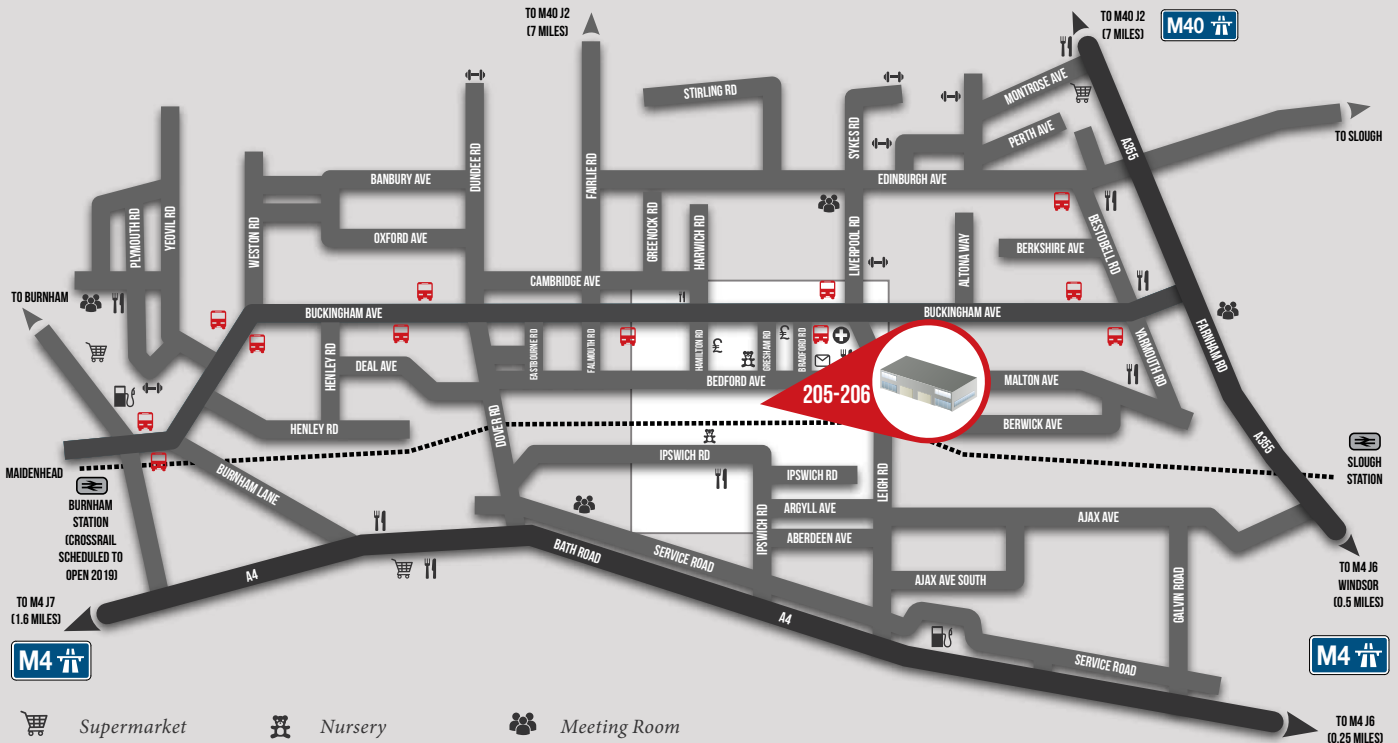
- New FRI lease available on terms to be agreed
- EPC Rating B – 48

205-206

THRIVING BUSINESS COMMUNITY

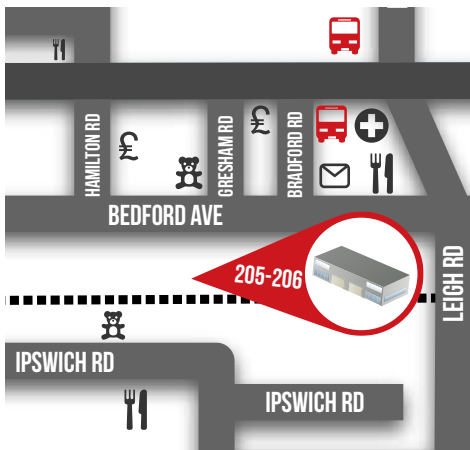
Well connected: surrounded by amenities

BEDFORD AVE



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

SAT NAV: SL1 4RY



DISTANCE BY ROAD MILES*	
BURNHAM STATION	1.2
M4 JUNCTION 6, JUNCTION 7	1.5
SLOUGH STATION	2.5
MAIDENHEAD	4.5
M40 JUNCTION 2	5.5
M25 JUNCTION 15	11
HEATHROW AIRPORT	10
CENTRAL LONDON	23

DISTANCE BY RAIL MINS**	
BURNHAM (CROSSRAIL SCHEDULED 2019)	3
MAIDENHEAD	7
READING	12
LONDON (PADDINGTON)	18
EALING BROADWAY	19

Source:
 * From 205-206 Bedford Ave. Source: The AA
 ** Times from Slough Station. Source: National Rail Enquiries

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