

slough trading estate



# 875 - 899

Fully Refurbished

Plymouth Road SL1 4LP

To Let - 1,954– 4,076 sq ft (145.3 – 378.5 sq m)

Prominent warehouse / business units available  
in established industrial location

SEGRO

# 875-899

## Plymouth Road

The scheme consists of 25 terraced units along Plymouth Road and is situated at the West of the estate in close proximity to Buckingham Avenue, the main East - West thoroughfare on the estate.

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



891 Plymouth Road

### 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

- 9 places to eat
- 3 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire – [www.sloughaspire.com](http://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





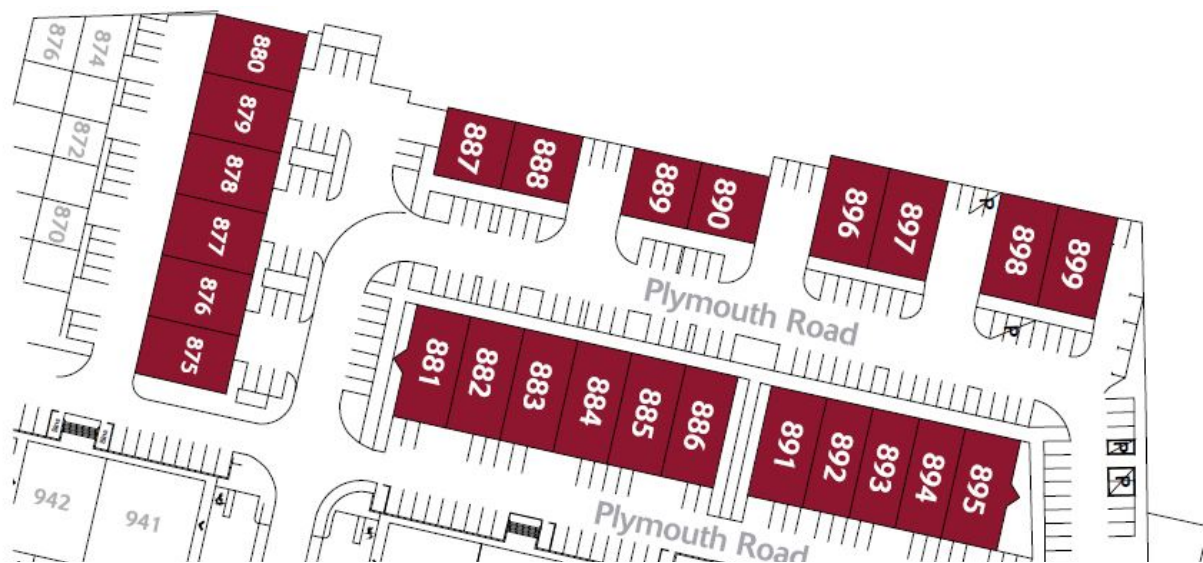
892 Plymouth Road



Rear Yard Area



891 Plymouth Road



## Specification

### Warehouse

- 1 loading door per unit
- Minimum eaves height 17'4" (5.3m)
- 3-phase electricity
- Kitchenette

### Use

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

### Offices

- Fully-fitted offices
- Units with undercroft can be fitted out to provide additional office space at ground floor
- Male and female WC facilities

### EPC Rating

- Range from E -120 to B – 46

### Occupation

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

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875 - 899



891 Plymouth Road



892 Plymouth Road

## Plymouth Road SL1 4LP

Unit	Warehouse		Ground floor office		First floor office		Total		EPC	Car spaces	Status
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m			
878	1,727	160.5	227	21	-	-	1,954	181.53	E - 101	3	TO LET
891	2,178	202.3	-	-	1,075	99.87	3,281	304.8	B - 46	6	TO LET
892	1,830	170	-	-	909	84.5	2,739	254.5	D - 88	5	TO LET
896	2098	194.9	-	-	903	83.9	3,001	278.8	D - 99	5	TO LET
898	895	83.1	1,209	112.3	1,083	100.6	3,186	296	E - 120	5	TO LET
899	1,628	151.3	480	44.6	1,049	97.5	3,157	293.3	n/a	5	TO LET

All measurements are gross external. Units could be combined subject to availability.

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**Viewings**  
For further information,  
contact our agents  
or SEGRO direct on  
01753 537171.



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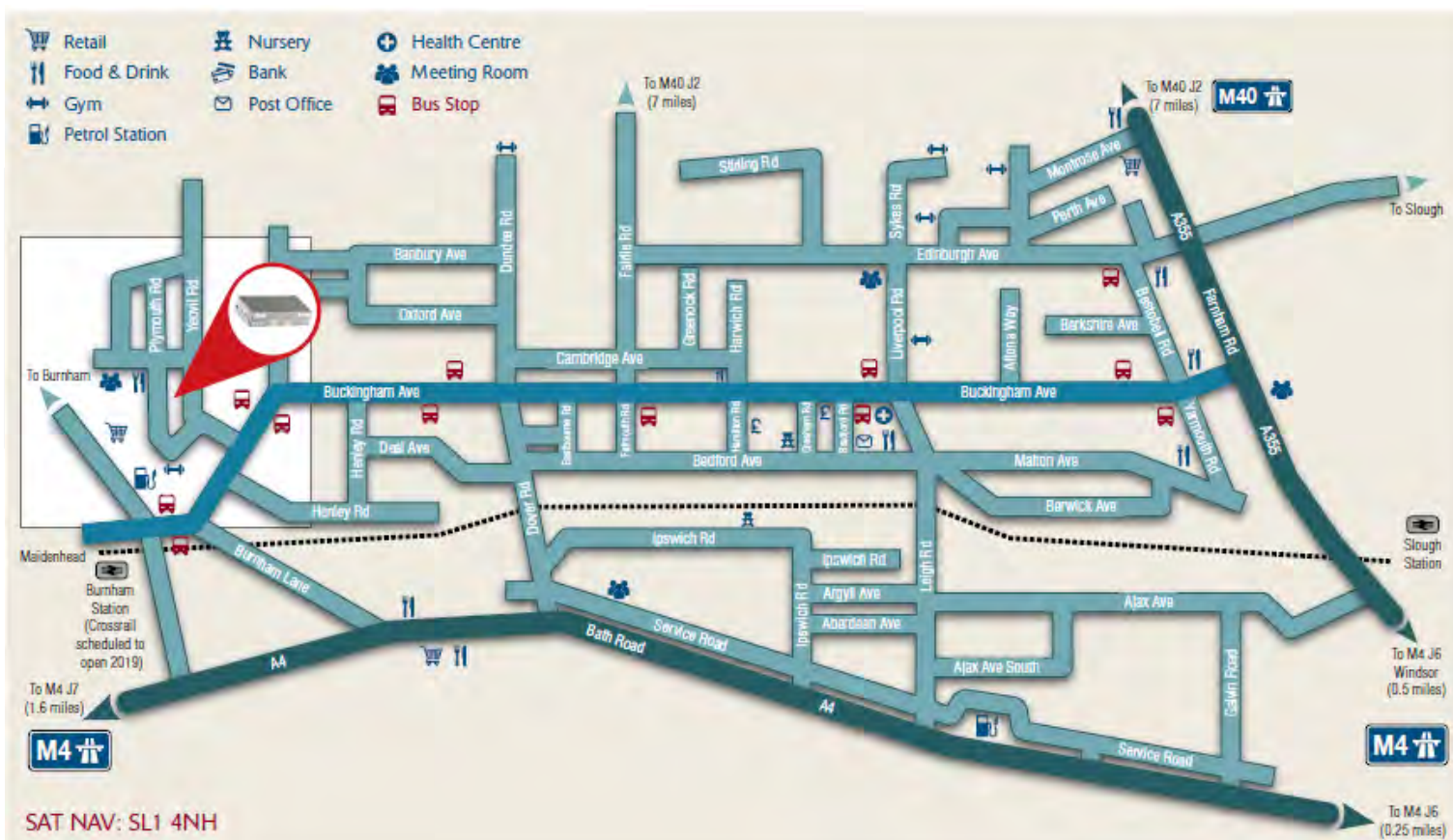


# Thriving Business Community

# 875-899

## Plymouth Road

Well connected: surrounded by amenities



### Distance by road miles\*

Burnham Station	1.2
M4 Junction 6, Junction 7	1.5
Slough Station	1.7
Maidenhead	4.5
M40 Junction 2	5
M25 Junction 15	6
Heathrow Airport	10
Central London	23

### By rail mins\*\*

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

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**Viewings**  
For further information, contact our agents or SEGRO direct on 01753 537171.



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