

slough trading estate



289/290

Extensively refurbished

ABERDEEN AVE SL1 4HG

TO LET

289 - 1825 SQ FT (169.55 SQ M)

290 - 1824 SQ FT (169.46 SQ M)

TWO PRODUCTION / WAREHOUSE UNITS
WITH THE OPTION TO TAKE ADDITIONAL CAR PARKING

SEGRO

289/290 ABERDEEN AVE

289 and 290 Aberdeen Avenue have been extensively refurbished to a high standard. Each unit has a loading door with a separate personnel entrance on the front elevation and benefits from the option to let a further 9 surface level car parking spaces next door to the unit.

The units are located close to the key amenities of Slough Trading Estate, including the Buckingham Centre. Situated on Aberdeen Avenue it adjoins Leigh Road, providing excellent access to Junction 6 of the M4, Junction 2 of the M40 and Heathrow airport.



SLOUGH TRADING ESTATE

LOCATION

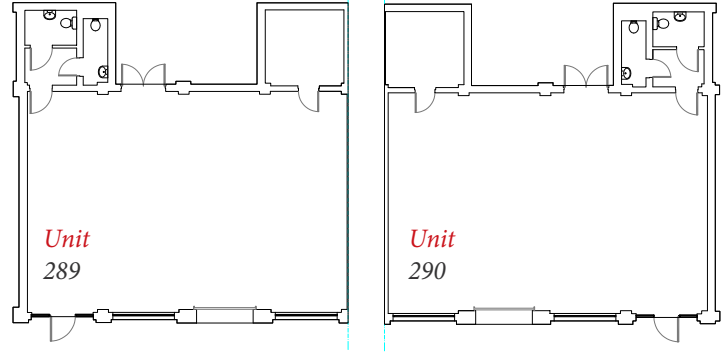
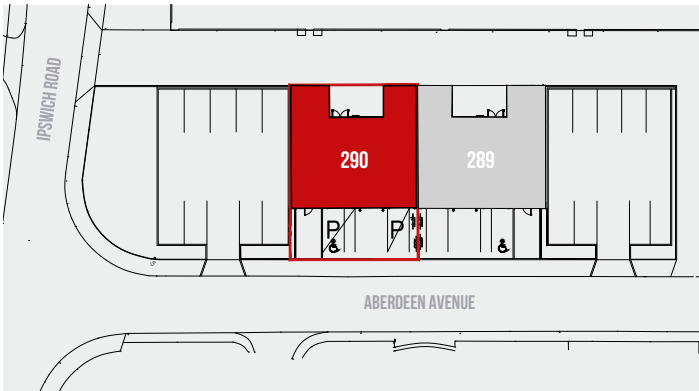
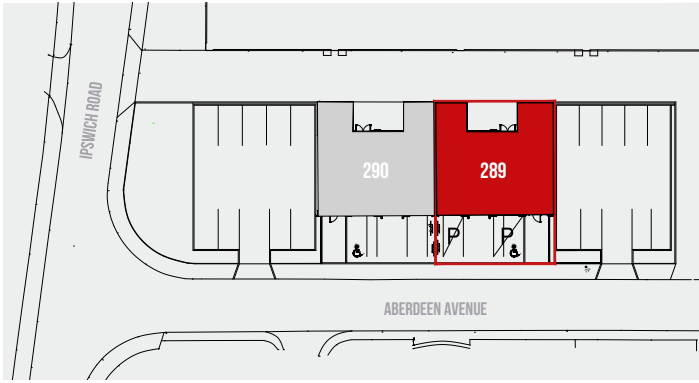
- Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in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

AMENITIES

- 12 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



UNIT	SQ FT	SQ M
289	1,825	169.55
290	1,824	169.46

All areas measured on an approximate gross external basis



INDIVIDUAL UNIT SPECIFICATION

INTERIOR

- 1 electric up and over loading door (height 3m)
- Separate personal entrance at front
- 3 phase power
- LED lighting
- 2 WCs

USE

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

EXTERNAL

- 2 car parking spaces per unit with the option to let a further 9 spaces

OCCUPATION

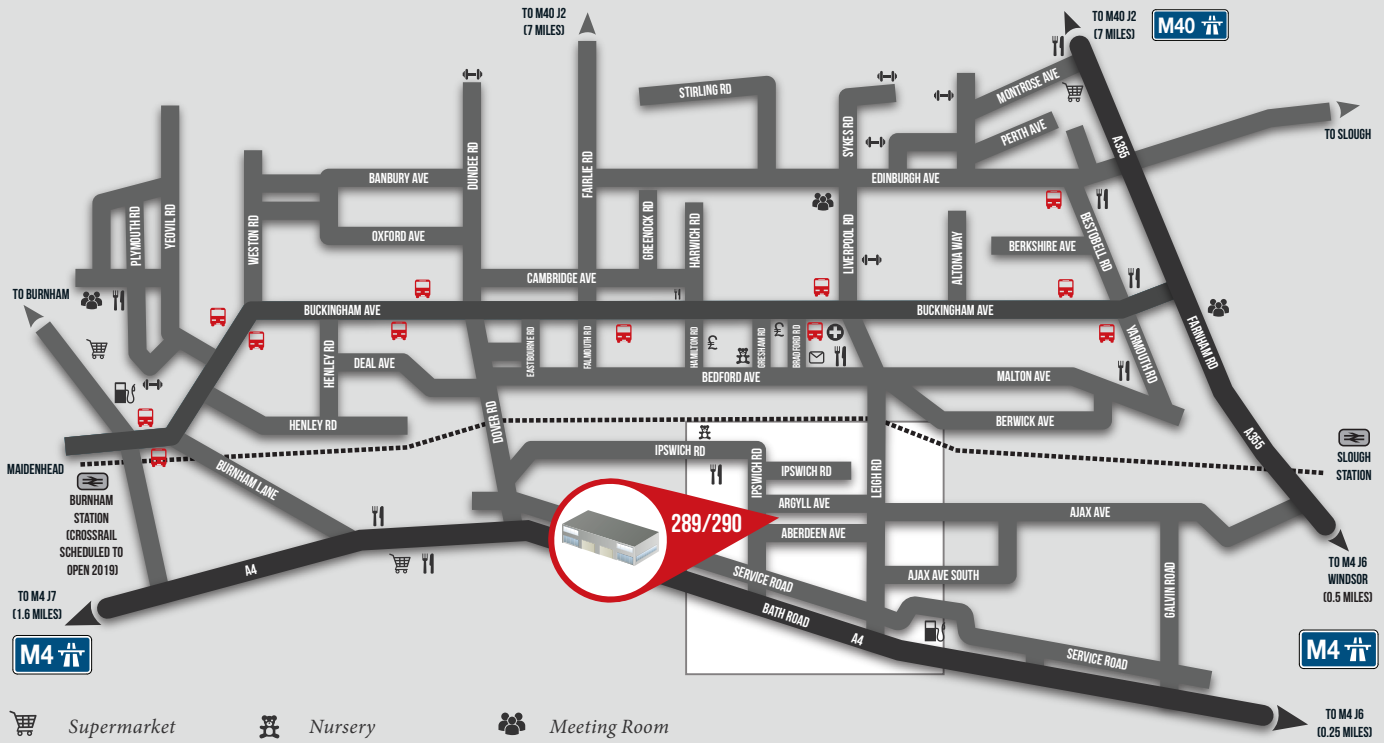
- New FRI lease available on terms to be agreed
- 289 - EPC Rating C – 67
- 290 - EPC Rating C – 70

289/290

THRIVING BUSINESS COMMUNITY

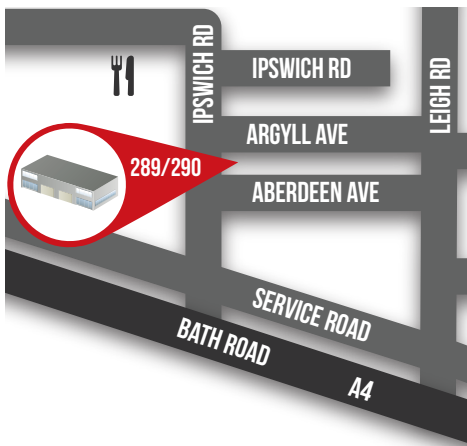
Well connected: surrounded by amenities

ABERDEEN AVE



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

SAT NAV: SL1 4HG



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 289/290 Aberdeen Ave. Source: The AA
** Times from Slough Station. Source: National Rail Enquiries

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