



To be fully refurbished

Buckingham Avenue SL1 4QA

To Let – 2,085 sq ft (193.8 sq m)

Description

The scheme consists of four blocks of four terraced trade counter units fronting onto Buckingham Avenue - one of the main thoroughfares of the Slough Trading Estate, making them popular with companies seeking a high profile. Local occupiers include Mr Clutch Autocentres, Pirtek and TLC Electrical Distributors.

The property comprises a semi-detached single span single storey industrial building incorporating office accommodation over two floors. The property benefits from:

- Minimum clear eaves height 13' 1" (4m)
- 1 electric up and over loading door
- 5 car parking spaces
- Shared concrete rear yard
- 3 phase electricity and gas supplies
- Male and female WC facilities at ground floor

Floor areas

AREA	SQ FT	SQ M
GF Warehouse	1,363	126.6
GF Entrance, Accommodation & Office	322	30.0
First Floor Offices	400	37.2
TOTAL	2,085	193.8

All areas measured on an approximate gross external basis. Subject to re-measurement.

Terms

New FRI lease available on terms to be agreed.

Amenities

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



Indicative Interior

EPC

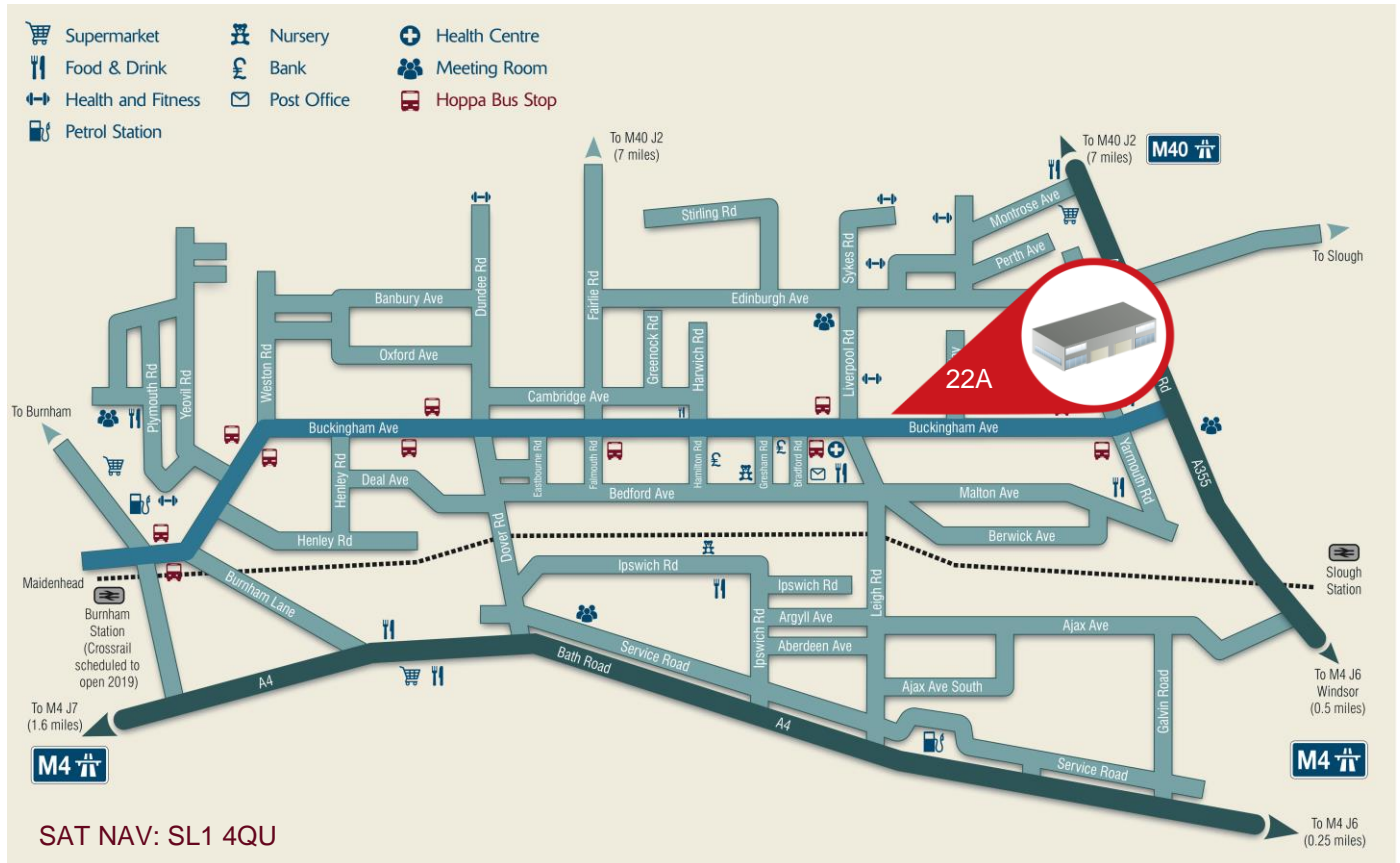
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Thriving Business Community

22A

Buckingham Avenue

Well connected: surrounded by amenities



Distance by road miles*

Burnham Station	0.8
M4 Junction 7	2.0
Slough Station	2.2
Maidenhead	4.8
M40 Junction 2	5.5
M25 Junction 15	7.6
Heathrow Airport	11.4
Central London	24.5

By rail mins**

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

Source:

* From 22A Buckingham Avenue. Source: The AA

** 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.

