

slough trading estate

EDINBURGH

AVE TRADE
PARK

TO LET

**PROMINENT TRADE COUNTER UNITS
FROM 5,000 SQ FT**

SEGRO

slough trading estate

AN ESTIMATED 17,100
PEOPLE WORK ON
SLOUGH TRADING ESTATE
AND BATH ROAD COMBINED

EDINBURGH A/E TRADE PARK

THE SCHEME CONSISTS OF **A TERRACE OF 8 TRADE UNITS** FRONTING ONTO EDINBURGH AVENUE - A MAIN THOROUGHFARE OF THE SLOUGH TRADING ESTATE, IDEAL FOR COMPANIES **SEEKING A HIGH PROFILE**. EDINBURGH AVENUE OFFERS DIRECT ACCESS TO THE **A355 ROAD**, WHICH IN TURN LEADS DIRECTLY TO **JUNCTION 6 OF THE M4** TO THE SOUTH AND **JUNCTION 2 OF THE M40** TO THE NORTH.



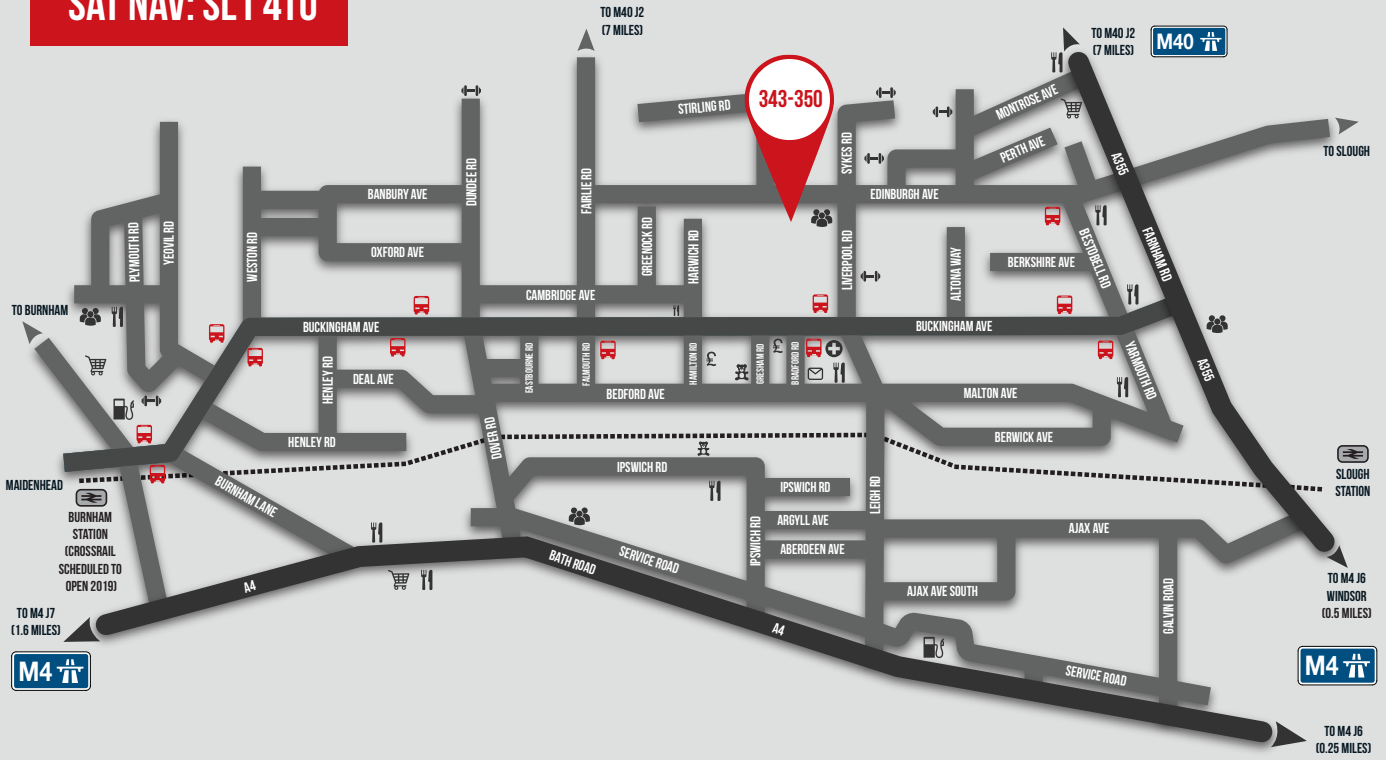
- Graham The Plumbers' Merchant
- bath store
- CTD ceramic tile distributors
- Topps Tiles
- halfords
- SIG ROOFING
- J6 M4
- PLUMB CENTER
- BSS
- EDMUNDSON ELECTRICAL
- CEFCO
- IPSWICH RD, SL1 4EQ
- TRAVIS PERKINS
- BENCHMARK Kitchens and Joinery
- BUCKINGHAM AVE TRADE PARK, SL1 4AQ
- FARNHAM RD, SL1 4HB
- Wickes
- JOHNSTONE'S
- SCREWFIX
- formula one autocentres
- selco BUILDERS WAREHOUSE
- Newey & Eyre REKEL GROUP



SPECIFICATION

- 1 LOADING DOOR PER UNIT
- EXCELLENT CAR PARKING RATIO
- LARGE SHARED YARD
- MINIMUM EAVES HEIGHT 5.3M
- 3 PHASE ELECTRICITY
- 24/7 - NO HOURS OF USE RESTRICTIONS

SAT NAV: SL1 4TU



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

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

Source:
 * From 343 - 350 Edinburgh Avenue. Source: The AA
 ** Times from Slough Station. Source: National Rail Enquiries

VIEWINGS

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



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