

# 86-87

To be refurbished

## Bestobell Road SL1 4SZ

To Let - 25,175 sq ft (2,338.84 sq m)

**Description** \_\_\_\_\_

Semi detached warehouse/ industrial unit with first floor office to the front and generous yard to the rear. The unit occupies a prominent position at the junction of Bestobell Road and Buckingham Avenue, the main arterial route through Slough Trading Estate. The unit also benefits from:

- 6.1m eaves height
- 3 up-and-over loading doors
- 27 parking spaces
- Self-contained rear yard
- Fully-fitted first floor offices

**Terms** \_\_\_\_\_

New FRI lease available on terms to be agreed.

**Amenities** \_\_\_\_\_

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

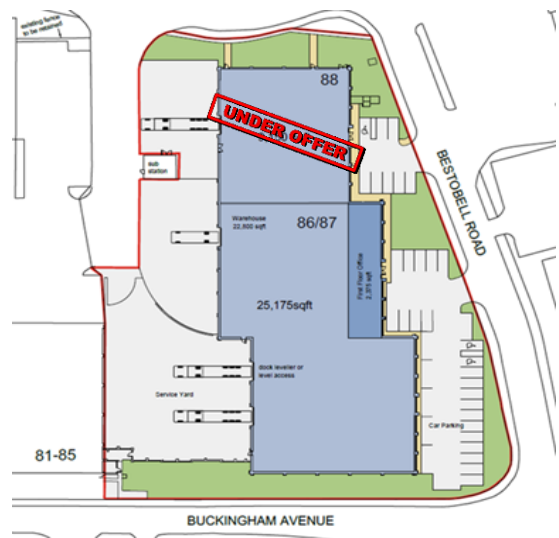
**Floor areas** \_\_\_\_\_

AREA	SQ FT	SQ M
Warehouse	22,800	2,118.19
First Floor Office	2,375	220.65
<b>TOTAL</b>	<b>25,175</b>	<b>2,338.84</b>

All areas measured on an approximate gross external basis. Subject to re-measurement upon completion of the refurbishment.

**EPC** \_\_\_\_\_

EPC Rating D - 86



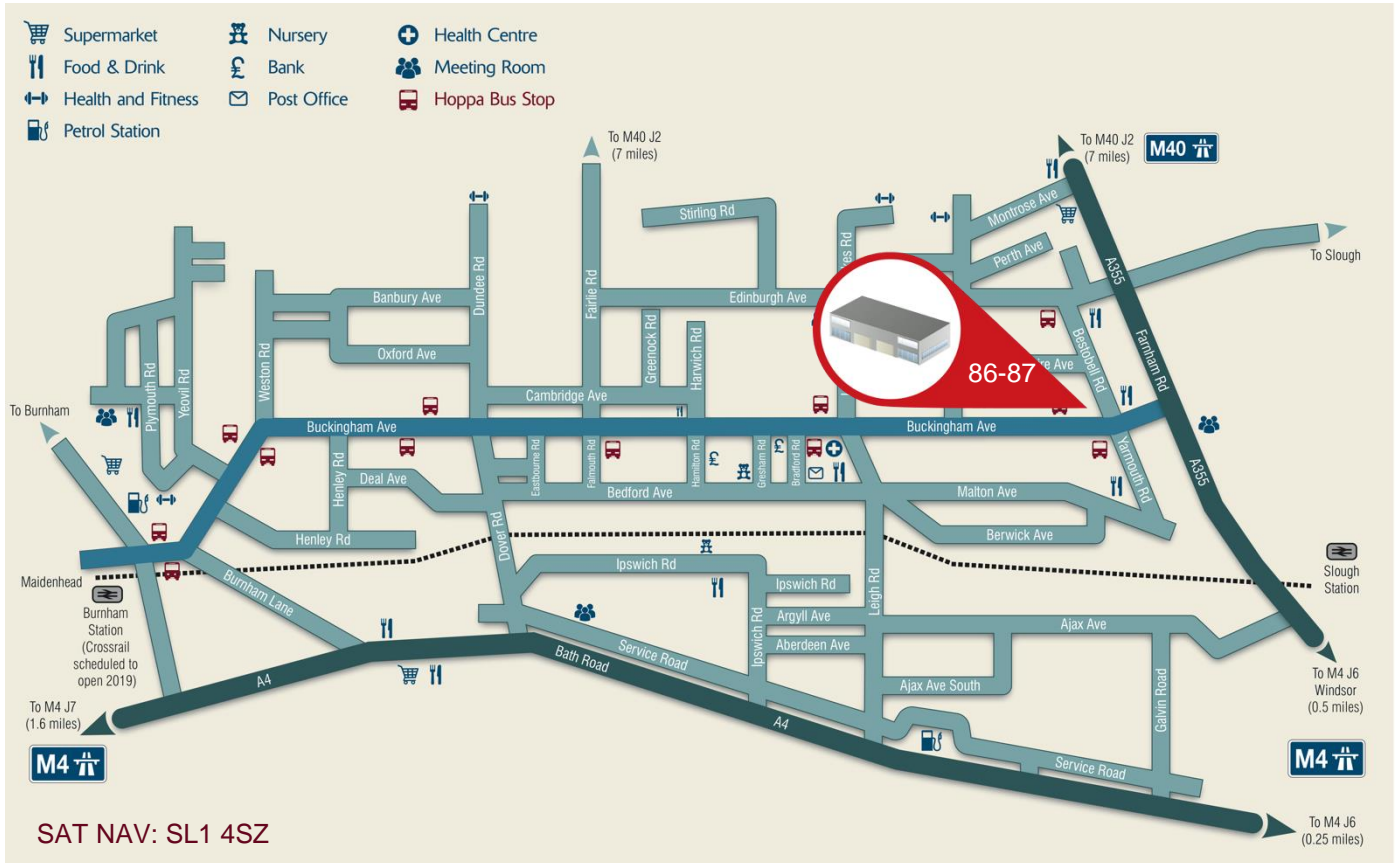
Indicative Only

# 86-87

## Thriving Business Community

## Bestobell 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

Source:  
\* From 86-87 Bestobell Road. 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.

