

slough trading estate

86-87  
BESTOBELL  
ROAD  
SL14SZ



**TO LET**  
**25,175 SQ FT**  
**(2,338.84 SQ M)**  
PROMINENT WAREHOUSE/ INDUSTRIAL  
UNIT WITH LARGE YARD

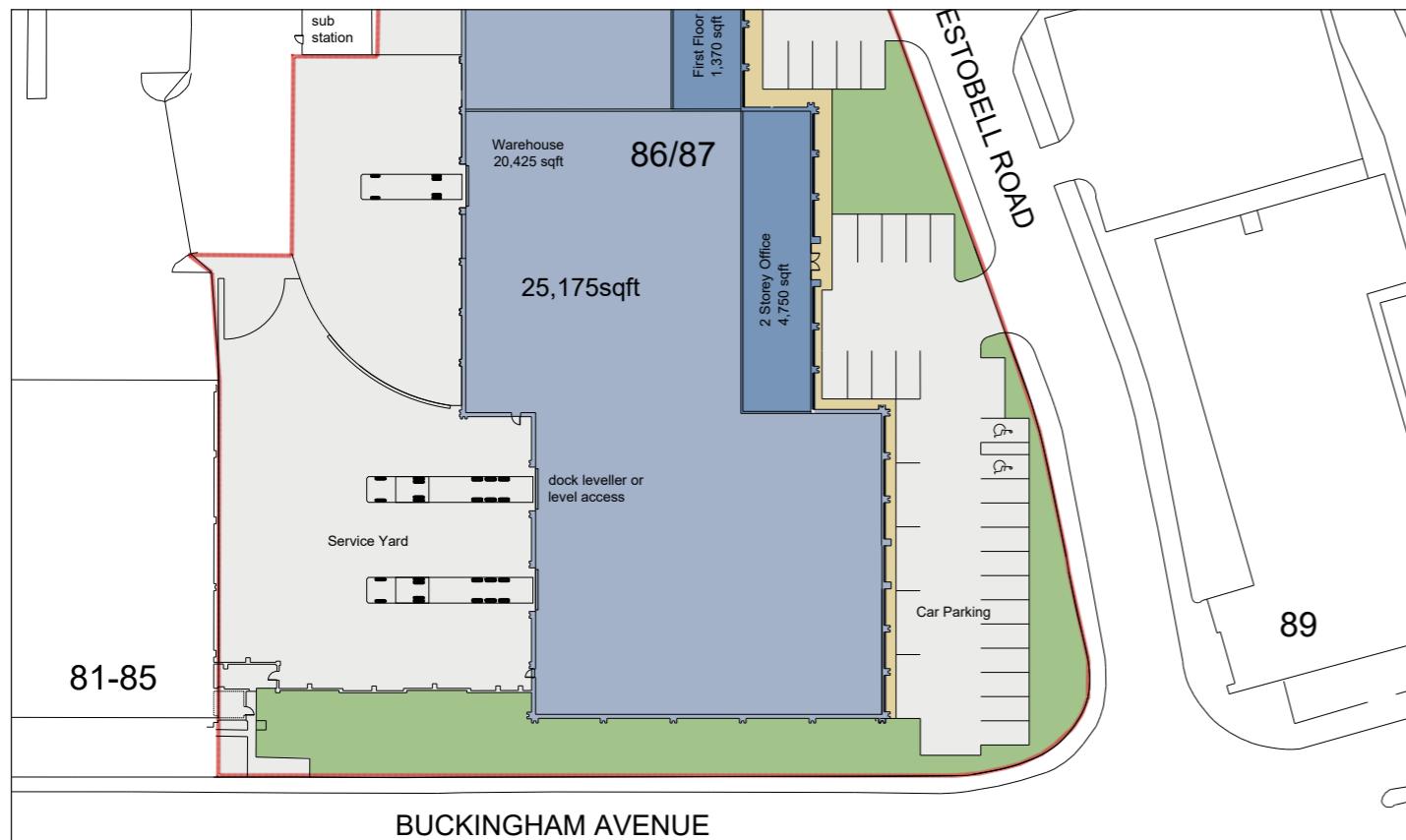
**SEGRO**

# 86-87 BESTOBELL ROAD SL1 4SZ

FULLY REFURBISHED 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.

NEIGHBOURING OCCUPIERS INCLUDE HOWDENS, WICKES, SELCO, SCREWFIX, TOPPS TILES, AL MURAD AND SAFESTORE.



## FEATURES

The property benefits from:

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

## USE

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

## 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

**11 PLACES TO EAT  
3 HIGH STREET BANKS  
HOTEL ACCOMMODATION  
MULTIPLE FITNESS FACILITIES  
2 NURSERIES  
HEALTH CENTRE  
DEDICATED BUS SERVICE  
SLOUGH ASPIRE – SLOUGHASPIRE.COM**

## SCHEDULE OF FLOOR AREAS

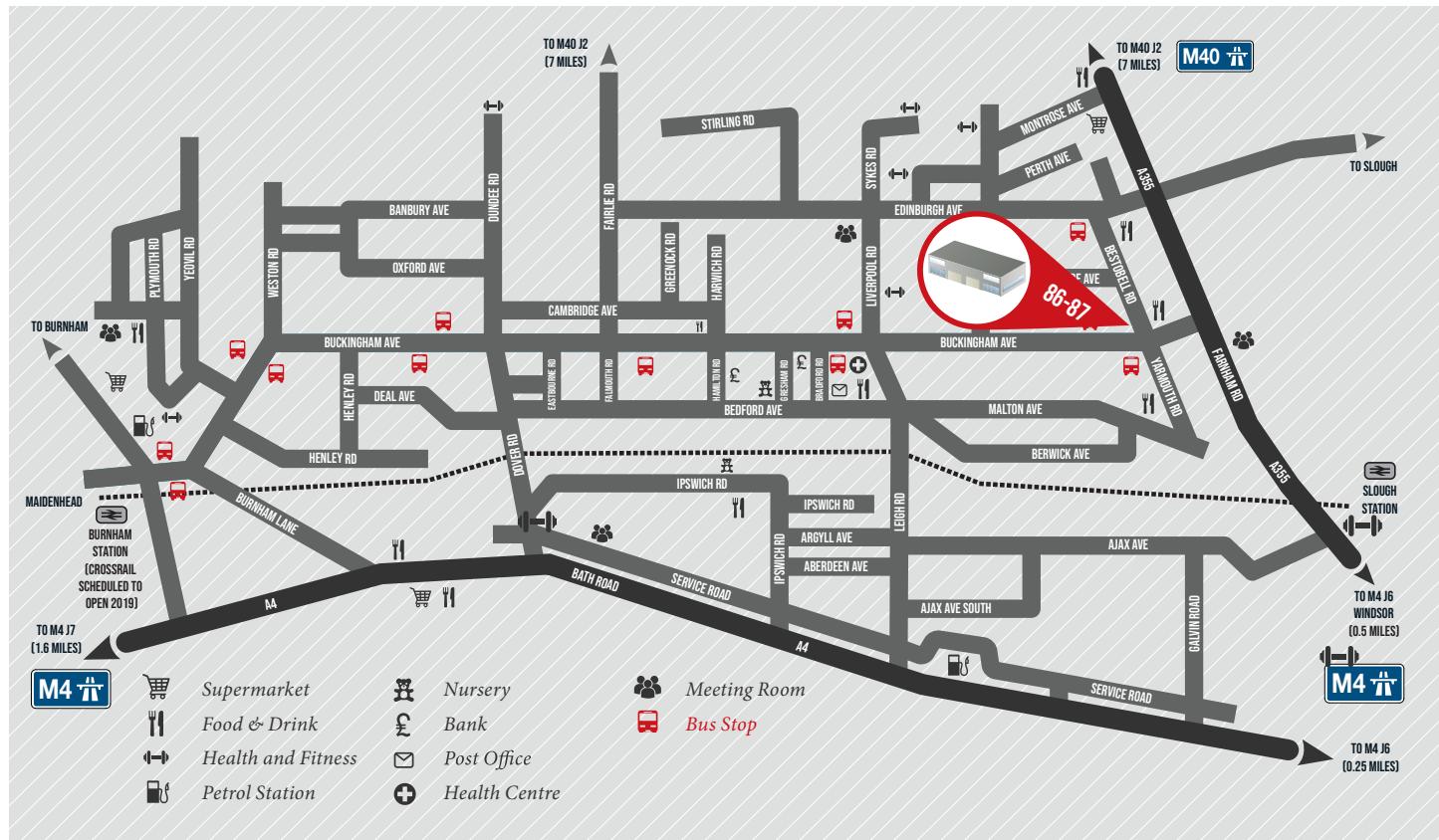
	SQ FT	SQ M
WAREHOUSE	20,425	1,897.55
OFFICE	4,750	441.29
<b>TOTAL</b>	<b>25,175</b>	<b>2,338.84</b>

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA.



# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



## 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

## VIEWINGS

FOR FURTHER INFORMATION,  
CONTACT OUR AGENTS OR  
SEGRO DIRECT ON  
**01753 537171**

 **JLL**  
**020 8759 4141**  
**020 7493 4933**  
[jll.co.uk/property](http://jll.co.uk/property)

 **CUSHMAN & WAKEFIELD**  
**020 7935 5000**  
**020 8569 1600**  
[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

 **UK GRE  
BUILDING  
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