



62 Whitby Road, Slough, SL1 3DP

To Let

38,904 sq ft

Self contained detached unit of 38,904 sq ft with secure yard and potential to have an additional 1.15 acre yard in addition adjacent



62 Whitby Road, Slough, SL1 3DP

Summary

- Lease: New Lease

Contact & Viewings



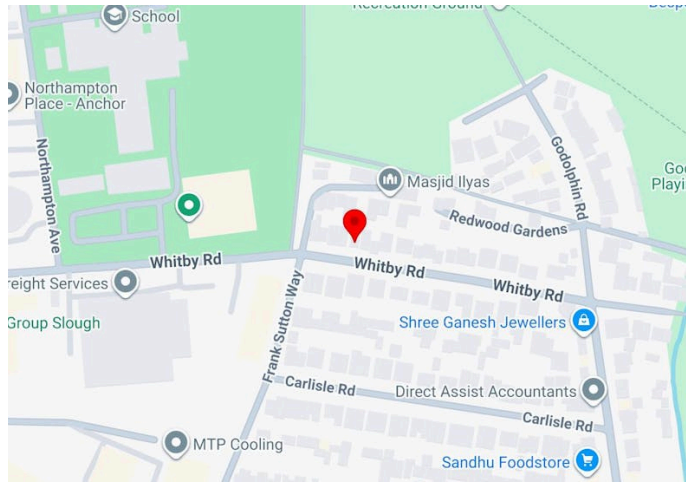
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Description

62 Whitby Road presents an opportunity to acquire a detached unit on the established Slough Trading Estate. The unit will be refurbished to include a full refurbishment of the office accommodation and two new level access loading doors servicing the large secure yard.

Externally the unit benefits from generous parking and loading facilities and there is the opportunity to acquire an additional 1.16 acre yard adjacent to the property providing a very low site density option.

Location

Whitby Road benefits from multiple access routes from Buckingham Avenue, which is the main throughfare through the Slough Trading Estate.

Buckingham Avenue in turn offers direct access to the A355 Farnham Road, leading directly to J6 of the M4 to the South and Junction 2 of the M40 to the North.

The estate also benefits from Elizabeth Line links from Burnham Station providing easy access for staff into Central London.



Specifications

The unit is to be refurbished but also can be offered on an 'as is' basis.

Viewings

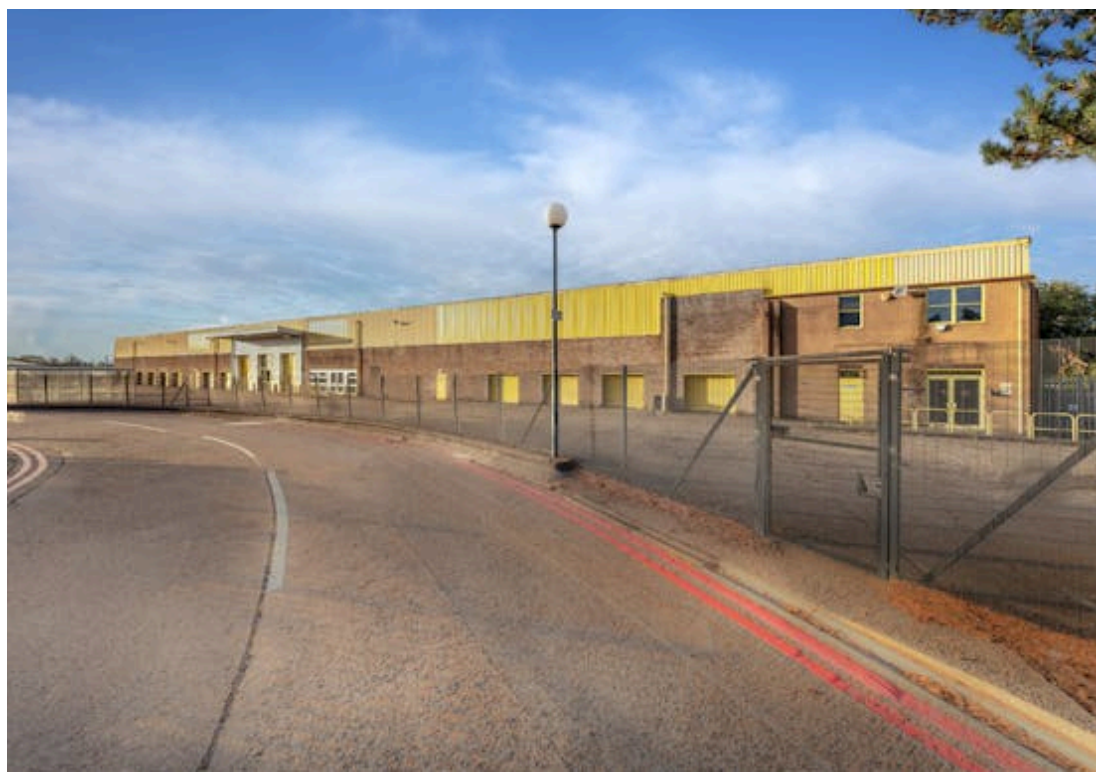
Strictly through joint sole agents

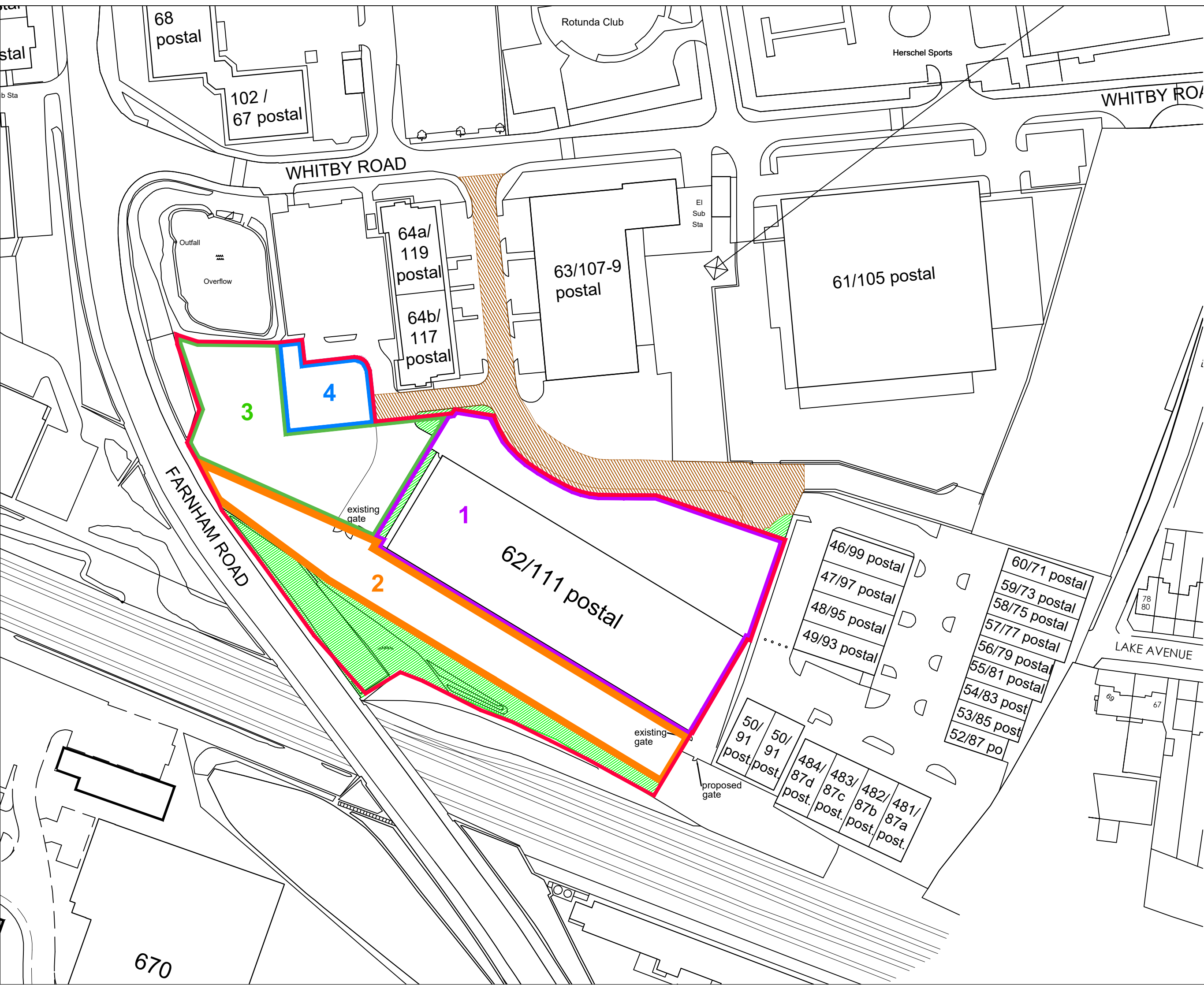
Terms

Terms upon application

Amenities & Specifications

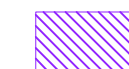
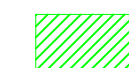
Build Status: Light Refurbishment

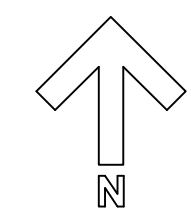




Site Areas:

Demise:	1.220ha	131,325ft ²
Unit 1 GEA:	0.361ha	38,904ft ²
Site 1:	0.568ha	61,140ft ²
Site 2:	0.235ha	25,265ft ²
Site 3:	0.221ha	23,790ft ²
Site 4:	0.053ha	5,705ft ²

-  Demiseline (Red Line)
-  Emergency exit route only (Purple Hatch)
-  Right of way (Brown Hatch)
-  Landscaping (Green Hatch)



Revisions

Job Title
PROPOSED CAR PARK

Location
WHITBY ROAD
SLOUGH TRADING ESTATE

Drawing Title
SITE PLAN 4
SITE AREAS

Date 01/07/25 Drawn

Scale 1:1000 at A3 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE.
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