

slough trading estate

**MADE TO BE
EXCEPTIONAL**

690 Stirling Road SL1 4ST
32,168 sq ft (2,988.5 sq m)
Available **now**

**ALL
YOURS**

SEGRO

BUILT FOR MORE

FOR **&** TODAY & TOMORROW

No need to settle for second best, this exceptional new sustainable building ticks all the boxes to support your operations as they develop and become increasingly efficient. Better yet, 690 Stirling Road is available now.

BUILT FOR **MO**RE



ALL YOU NEED & MORE

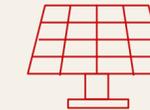
Situated on the established and successful Slough Trading Estate, 690 Stirling Road is perfect for occupiers demanding the very best from their business headquarters. The new industrial unit boasts a premium specification to support smoother operations, alongside additional features designed to enhance employee wellbeing.

Beyond this, 690 Stirling Road enables occupiers to reduce their carbon footprint through exceptional sustainability features, creating positive impacts on both cost savings and reaching net zero goals.

690 Stirling Road does not just deliver on the basics that you need, but so much more.



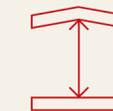
GREEN PLANTING



EXTENSIVE PV PROVISION
generating 80,000 kWh of power



3 LEVEL ACCESS DOORS



9.6M EAVES HEIGHT



38 PARKING SPACES
Including 2 disabled spaces



8 EV CHARGING POINTS



SECURE DEDICATED 35M YARD

24/7

24/7 ACCESS



SMART BUILDING TECHNOLOGY

Every space has been carefully designed not to just look good but enable your business to achieve more through better operational efficiencies.

SMART

EXTERNAL

- Secure, dedicated 35m yard
- 38 allocated car parking spaces including access to EV charging points

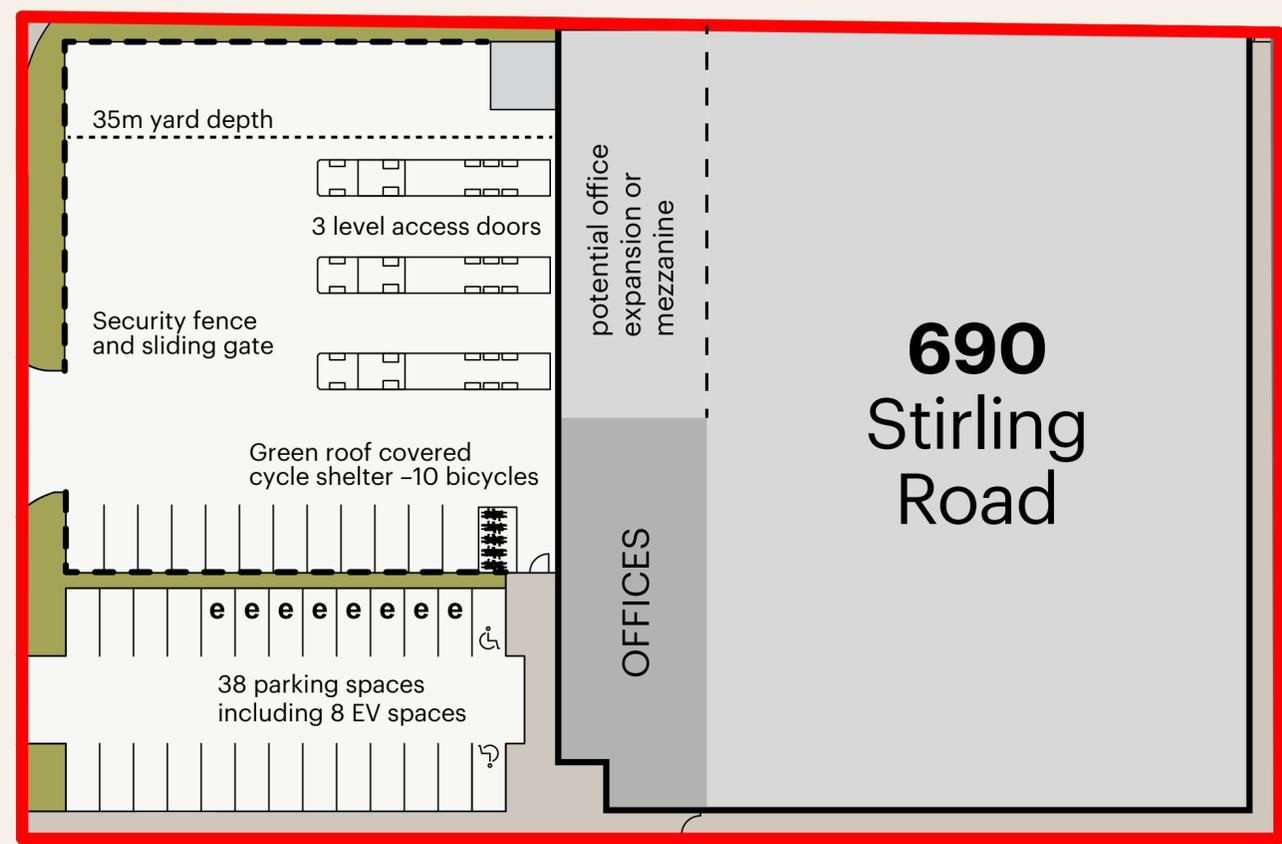
WAREHOUSE

- Minimum clear eaves height of 9.6m
- 3 level access doors
- 50 kn/m2 floor loading
- Smart Building Technology
- Power 350 kVa, 3 phase
- 24/7 - no hours of use restrictions

GOOD LOOKING

OFFICES

- Ground floor reception
- Fully fitted first floor offices with LG7 PIR lighting, raised access floors, suspended ceilings and heating and cooling via air source heat pump
- Contemporary kitchen facilities
- WCs at ground and first floor levels
- Passenger lift
- Ability to extend offices within unit



Not To Scale.
Indicative Only.

NOT JUST A GREAT WAREHOUSE

At 690 Stirling Road, all the needs of a modern business have been considered. The impressive warehouse and yard is complemented by the in built flexibility of the generous undercroft and the ability to easily expand the offices or add a mezzanine as businesses needs change.

FLOOR AREAS	SQ FT	SQ M
Entrance lobby	1,141	106
First floor offices	3,040	282.4
Warehouse	27,987	2,600.1
Total	32,168	2,988.5

Flexible space that can be used for warehouse, office or amenity space



Matrix Plastics at SEGRO Montrose Avenue

GREATER POTENTIAL



LOWER COSTS

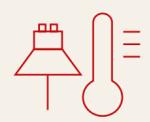
SEGRO Park North Feltham, Unit 600 River Gardens

SMART TECHNOLOGY

690 Stirling Road is equipped with our SMART Core package, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.



ENERGY USE
Energy consumption reported on an hourly basis



ENVIRONMENTAL DATA
Measuring temperature, humidity and lighting levels



MOTION AND SPACE
Identifying how people move and interact with the space



INDOOR AIR QUALITY
Measuring CO² and Total Volatile Organic Compounds (TVOCs)



WATER CONSUMPTION
Measuring water usage and trends



MORE...

FOR THE PLANET

BETTER, HAPPIER, MORE PRODUCTIVE

The evidence only points in one direction and that is people perform better when happier in their workplace.

The details at 690 Stirling Road aim to provide a space that doesn't just care for the environment but employees too.

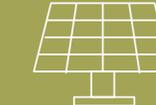


BREEAM

BREEAM EXCELLENT
(Targeting)



EPC A+
(Targeting)



EXTENSIVE PV PROVISION
Generating 80,000 kWh of discounted renewable energy



MINIMUM 8 EV CHARGING POINTS
For cars, with the ability to install additional points



SECURE CYCLE SHELTERS
With electric charging capabilities and green roofs



LANDSCAPED OUTDOOR AMENITY SPACE
With seating



AIR SOURCE HEAT PUMPS



ROOF LIGHTS
For ample natural lighting



CONTEMPORARY SHOWER FACILITIES



BUG HOUSES AND LANDSCAPING
Providing habitats for pollinating insects and birds



BRISE SOLEIL
Providing solar shade solutions



EV charging points



Cycle shelters and bug hotels



Outdoor amenity space

THE PEOPLE

**INNOVATIVE,
INSPIRING,
INVENTIVE,
IMAGINATIVE,**

&

INDUSTRIOUS

SPACE TO GROW AND FACES TO KNOW

With over 100 years of history and a thriving community, Slough Trading Estate is the place to take your next steps and grow with us. Home to many of the world's most successful companies, the estate has developed a reputation as a world class location for business.



CLEAN Services, 774 Buckingham Avenue

& MORE...

...SECURITY

- Award-winning Business Watch team
- 124 CCTV cameras monitored 24/7 everyday
- Out-of-hours security patrols

...SUPPORT

- On-site property management team
- Competitive service charge fees
- Exclusive estate services and discounts

...CONNECTIONS

- Direct Elizabeth line link to London
- 2 miles to M4 Junctions 6 & 7
- 23 minute train journey to London Paddington
- Dedicated bus service to Slough and Burnham train stations
- 11 minutes to Heathrow Airport by car

...ENVIRONMENT

- High-quality landscaped environment
- Team of dedicated landscapers on-site
- Litter pickers on-site five days a week
- One of the UK's largest dedicated biomass energy plants on-site

...CONNECTIVITY

- Multiple fibre providers

...AMENITIES

- 127-room Premier Inn
- 10 places to eat
- 1 high street bank
- 2 gyms, trampoline park, Crossfit training
- Healthcare centre
- Post office
- Dry cleaners



Slough Station



Spaces to recharge your phone - Image from Yeovil Road

A THRIVING BUSINESS COMMUNITY

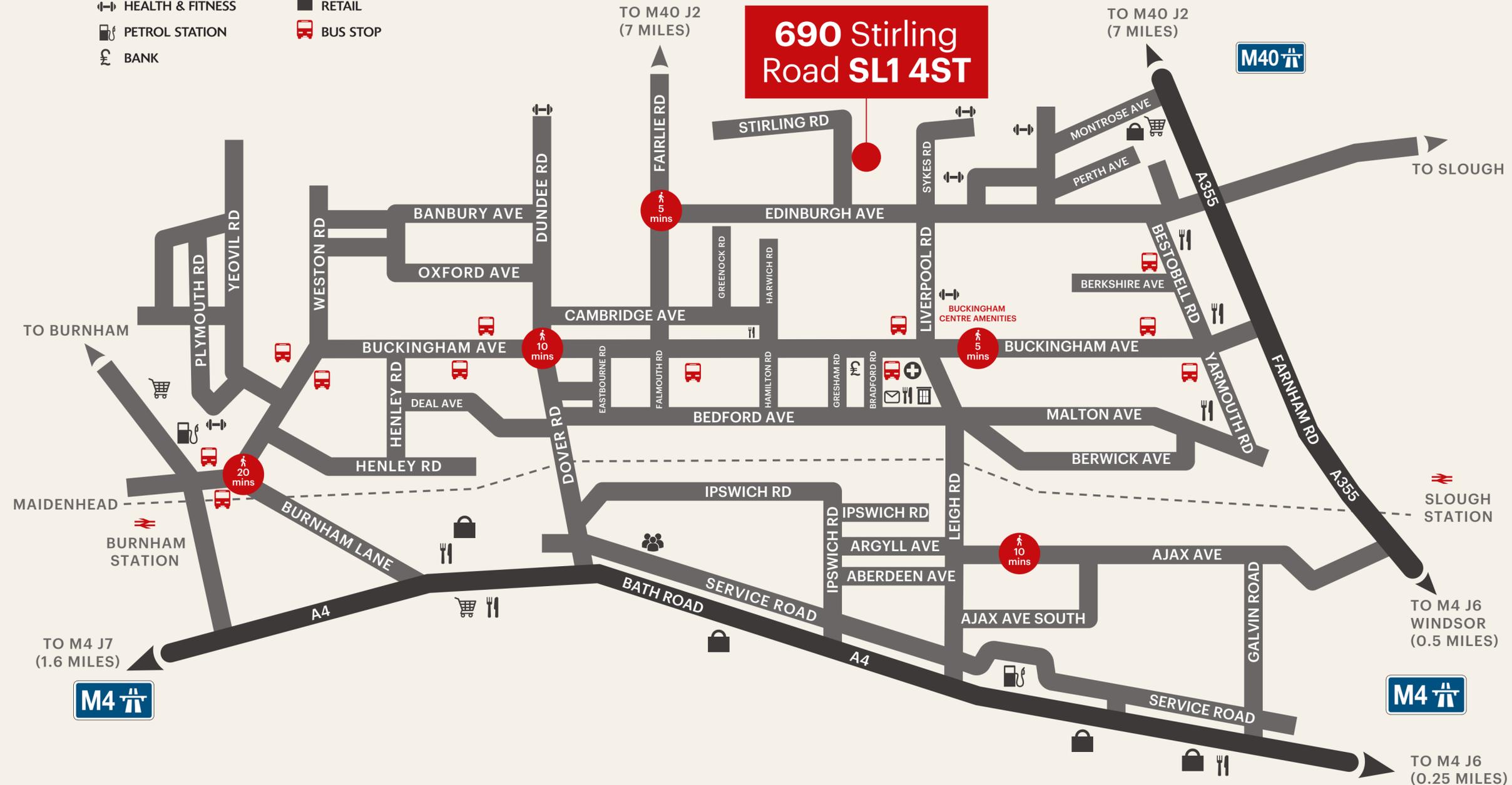
A clean, green, safe and secure environment. A home for a diverse range of pioneers, creators and technological innovation this is a place of excellence in design, functionality and sustainability. The Slough Trading Estate will continue to evolve and provide an exceptional environment for businesses to maximise their potential.

FOR THOSE WHO DEMAND MORE

With unrivalled location in the heart of the Thames Valley, 690 Stirling Road benefits from everything the Slough Trading Estate has to offer.



- SUPERMARKET
- FOOD & DRINK
- HEALTH & FITNESS
- PETROL STATION
- BANK
- POST OFFICE
- CO-WORKING
- RETAIL
- BUS STOP



SLOUGH & BEYOND

BY ROAD

Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport & the wider national motorway network.

BY RAIL

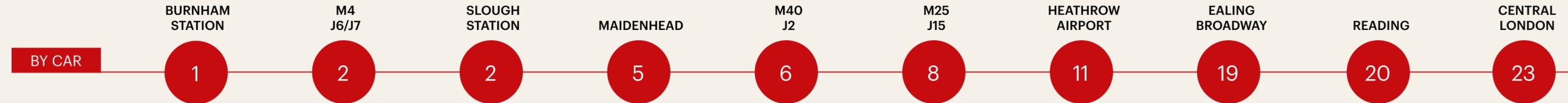
Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access.

There is a dedicated bus service to Slough and Burnham train stations from the Slough Trading Estate.

BY AIR

Proximity to Heathrow Airport

DISTANCE (Miles)



TRAVEL TIME (Minutes)



Source: Google maps. Road distances are based on departing 690 Stirling Road at 8am and rail times are based on leaving Slough station at 8am on a weekday.

slough trading estate

For more information please contact our joint agents:



020 3151 5508



020 3151 5585

NEWMARK

020 3151 5523

BUILT FOR MORE

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. See www.SEGRO.com for further information.

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SEGRO