

slough trading estate

898

PLYMOUTH  
ROAD  
SL14LP

**TO LET 3,186 SQ FT (296 SQ M)**  
MODERN WAREHOUSE / BUSINESS UNIT TO BE REFURBISHED

## FEATURES

This property benefits from:

### Warehouse

- 1 loading door
- Minimum eaves height 5.3m
- 3-phase electricity
- Kitchenette

### Offices

- Fully-fitted offices
- Units with undercroft can be fitted out to provide additional office space at ground floor
- Male and female WCs
- 8 car parking spaces
- EPC - E



Indicative photo



Indicative photo

FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	895	83.1
GROUND FLOOR OFFICE	1,209	112.3
FIRST FLOOR OFFICE	1,083	100.6
<b>TOTAL</b>	<b>3,186</b>	<b>296</b>

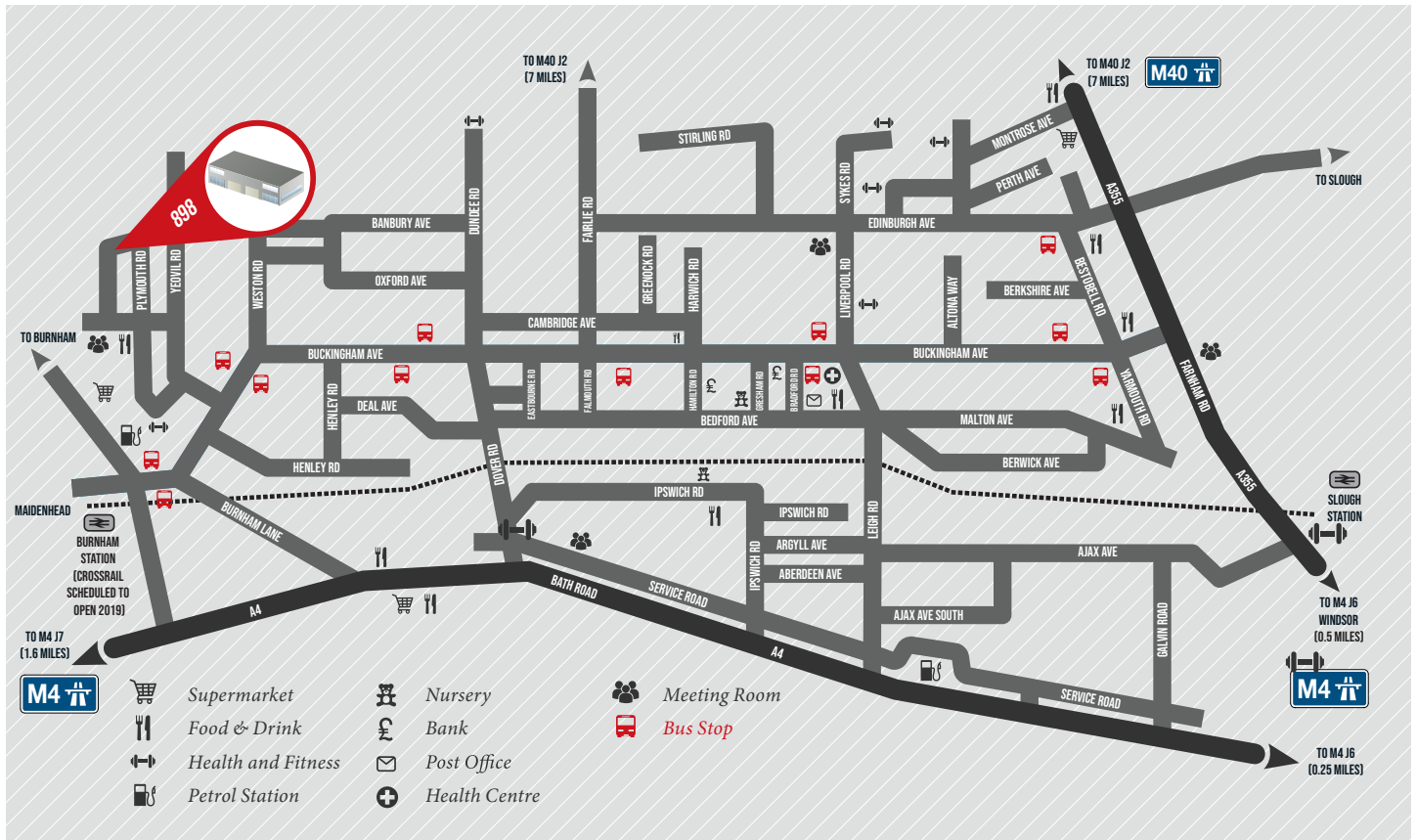
ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL BASIS.

**11 PLACES TO EAT**  
**3 HIGH STREET BANKS**  
HOTEL ACCOMMODATION  
**MULTIPLE FITNESS FACILITIES**  
**2 NURSERIES**  
HEALTH CENTRE  
**DEDICATED BUS SERVICE**  
SLOUGH ASPIRE — [SLOUGHASPIRE.COM](http://SLOUGHASPIRE.COM)  
FIBRE INSTALLED

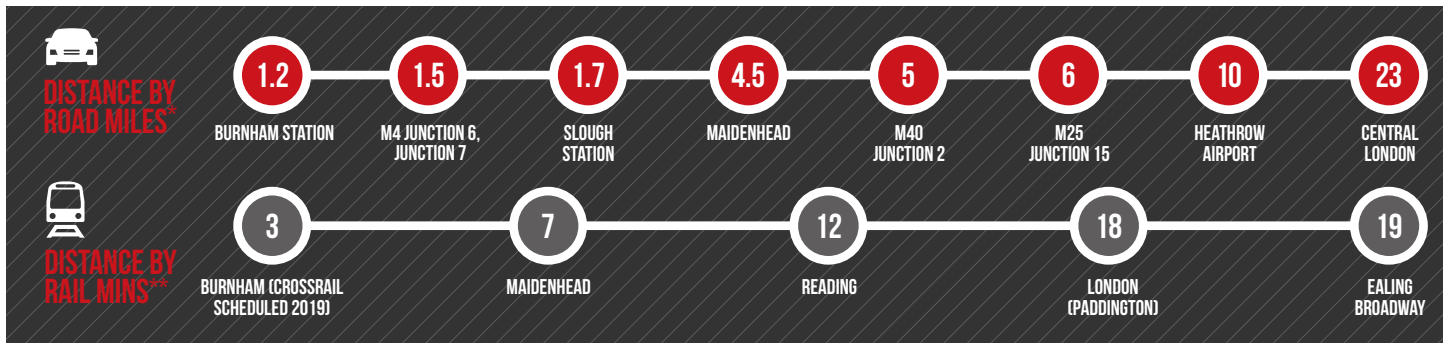
**SEGRO**

# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 898 PLYMOUTH ROAD SL1 4LP. SOURCE: THE AA \*\* TIMES FROM SLUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

## 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

**CUSHMAN & WAKEFIELD**  
020 7935 5000  
020 8569 1600  
cushmanwakefield.co.uk



SEGRO.COM/SLOUGH  
@SLOUGHTE

The content of this document is believed to be correct at the date of publication, however the Company accepts no responsibility or liability for (or makes any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. March 2019 182902