slough trading estate

Unit 1

Perth Trading Estate

SL1 4XX

Newly refurbished two-storey business unit
5,926 sq ft (550.6 sq m)

Available to let



SEGRO

Unit 1

Perth Trading Estate

Accommodation

First floor office	3,032 sq ft	281.7 sq m
Ground floor office	2,894 sq ft	269.9 sq m
Total	**5,926 sq ft**	**550.6 sq m**

(Measurements are based on NIA)

EPC
rating B 49

Features & Benefits

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

Monthly events
(Click to view)



Entrance



First floor office

Summary

A newly refurbished self-contained office space in one of the Thames Valley's most established commercial locations. Unit 1 Perth offers 5,926 sq ft of modern office accommodation split across ground and first floors. Designed for businesses looking for a flexible well-connected base, the property combines workspace with the benefits of being part of a thriving business community of over 350 occupiers.

Specification

- Newly refurbished
- Ground & first floor offices
- New electric wall heaters
- Male & female WCs
- LED lighting
- Total of 18 parking spaces
- Kitchenette





First floor office



Entrance



Perth Trading Estate

Term

The property is available on a new FRI lease for a term to be agreed.

Rent

Further information available from the agents.

Legal Costs

Each party is to bear its own legal costs.

Business Rates

Interested parties are requested to make enquiries of Slough Borough Council.

Viewings

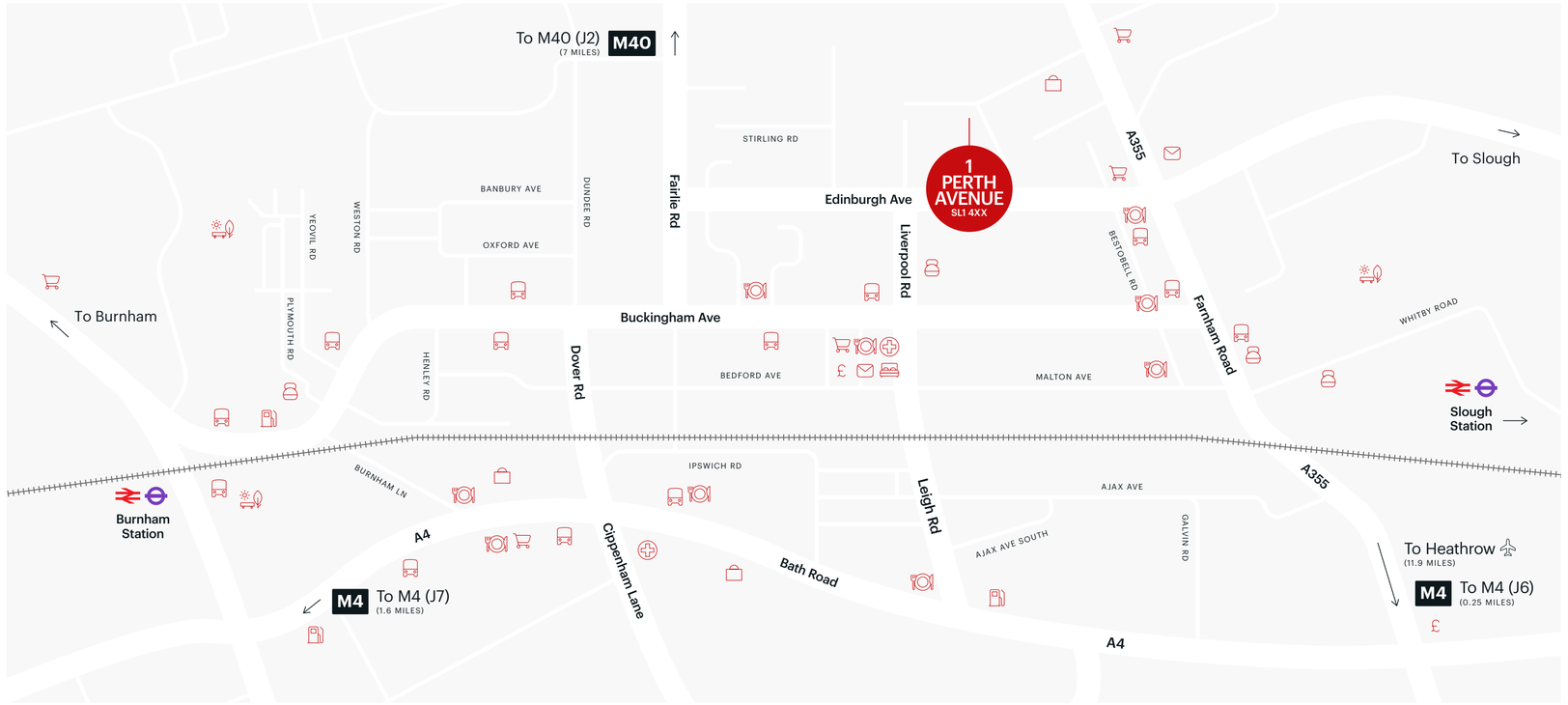
All viewings to be held strictly through sole agents.

Location

Unit 1 Perth Trading Estate is accessed via Perth Avenue, just off Edinburgh Avenue, which connects directly to the A355 Farnham Road. This provides convenient access to Junction 6 of the M4, approximately 2.5 miles away, as well as Junction 2 of the M40 to the north. Slough Train Station is located approximately 1.5 miles from the property, offering direct services to London Paddington and connections across Central London via the Elizabeth Line.

Amenities

Slough Trading Estate is a community in its own right, with places to eat, exercise and shop. From popping to the bank to posting a letter, everything you need is just a short walk away.



Connections

DISTANCE (Miles)	BURNHAM STATION	M4 J6/J7	SLOUGH STATION	MAIDENHEAD	M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
	1	2	2	5	6	8	11	19	20	23

TRAVEL TIME* (Minutes)	BURNHAM STATION	MAIDENHEAD	READING	EALING BROADWAY	LONDON PADDINGTON
	4	11	20	19	23

TRAVEL TIME (Minutes)	EALING BROADWAY	HEATHROW T2+3	LONDON PADDINGTON	TOTTENHAM COURT ROAD	FARRINGDON	LIVERPOOL STREET	WEST INDIA QUAY	STRATFORD
	25	35	40	43	46	49	56	64

*from Slough Rail Station

- Premier Inn hotel
- Health centre
- Post office
- Bank
- Supermarket
- Food and drink
- Health and fitness
- Shopping
- Bus stop
- Petrol station
- Park

UK GRE BUILDING COUNCIL Founding Member

For more information please visit STE.SEGRO.com or contact our agent:

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