

# 348

Edinburgh Avenue  
SL1 4TU

## Available to let

Mid-terrace industrial/warehouse building with ancillary office space on Ground and First Floors.

5,465 sq m (507.7 sq ft)



Indicative image of similar property



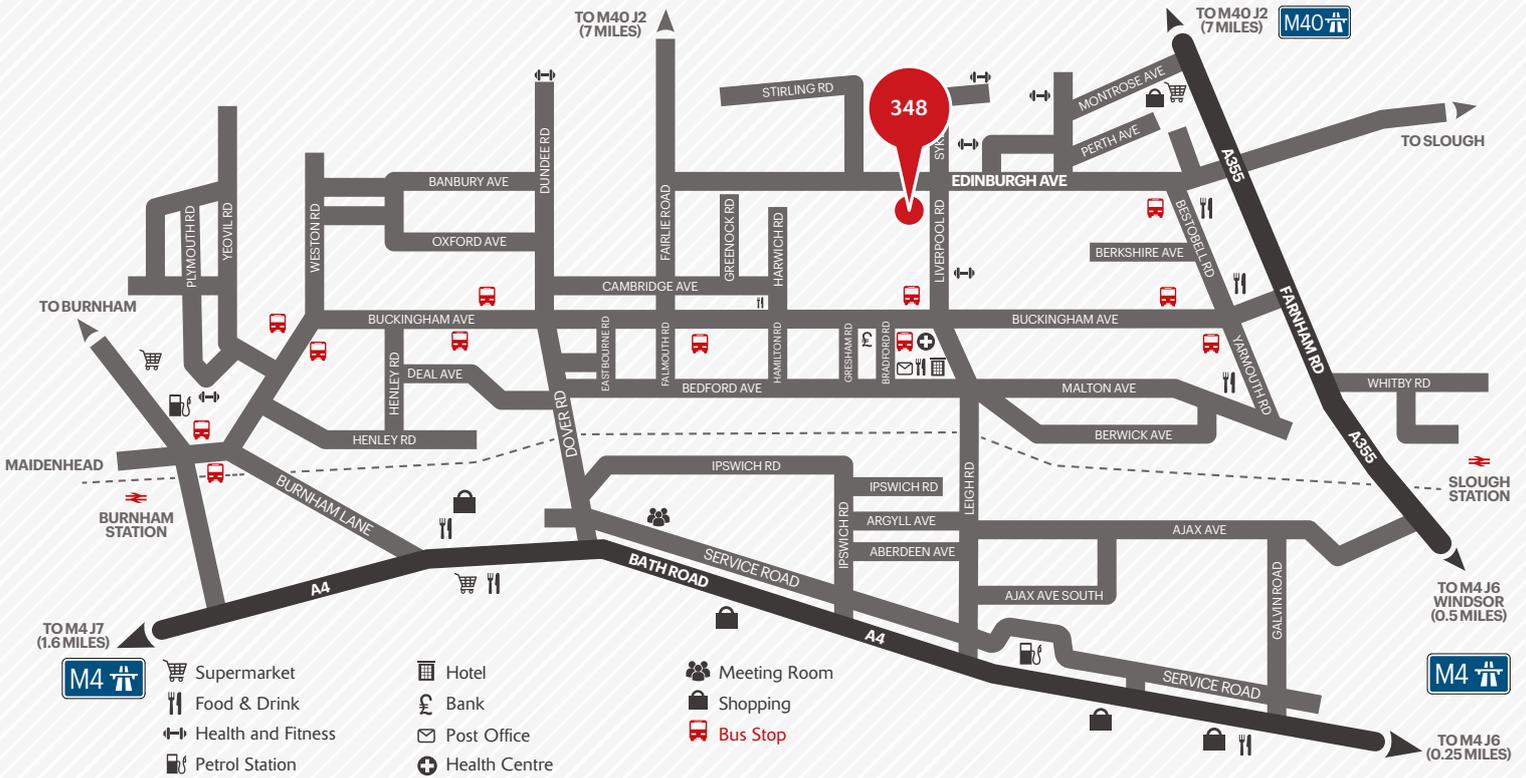
Indicative image of similar property

### Specification

- Trade counter potential (unit is in "Edinburgh Avenue Trade Park" terrace)
- Electrically operated, insulated, up-and-over loading door, rear access
- 5.3m to Eaves (taken from neighbouring unit 344, which is near-identical)
- Total of 15 parking spaces – 10 at front, 5 at rear
- 3-phase power supply
- 4 WCs – 2 Male, 1 Female, 1 Female/Disabled
- Kitchenette facilities (1 GF, 1 FF)
- EPC available on request

### Areas

Warehouse	3,832 sq ft	356 sq m
Ground Floor Office	516 sq ft	47.9 sq m
First Floor Space	1,117 sq ft	103.8 sq m
<b>Total</b>	<b>5,465 sq ft</b>	<b>507.7 sq m</b>



**Features**

- 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

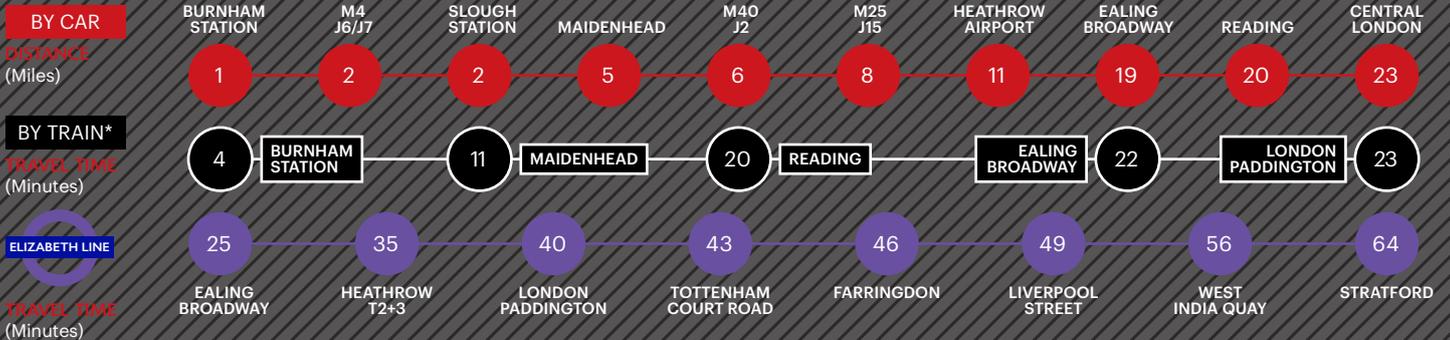
**Estate Amenities**

- 11 Places to eat
- 1 High street bank
- Hotel accommodation
- Multiple fitness facilities
- Health centre
- Dedicated bus service



Indicative image of similar property

**Connections**



\*from Slough Rail Station

For more information please visit **STE. SEGRO.com** or contact our joint agents:



020 3151 5508



020 3151 5585



020 3151 5523

