

slough trading estate

174

Buckingham
Avenue

Unit kindly donated by
SEGRO Learning to Work

TO LET
174 (First floor offices)
1680 SQ FT (156.07 SQ M)

 **Vail Williams**
0118 909 7400
vailwilliams.com

SL1 4RD

First-floor of a two-storey business unit
1,680 sq ft (156 sq m)

Available to let

174

Buckingham Avenue

Accommodation

First floor office 1,680 sq ft 156 sq m

(Measurements are based in NIA)

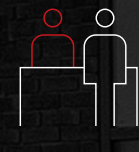
 EPC
rating B 33

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



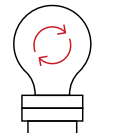
First floor office

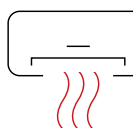
Summary

174 Buckingham Avenue offers everything a modern business needs—flexible, elegant workspace in a prime location, surrounded by a thriving business community on a well-connected, fully serviced estate.

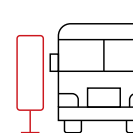
Specification

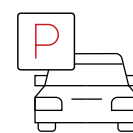
 Kitchenette

 LED lighting

 Air conditioning

 Male & female
WCs

 Dedicated bus service
exclusively serving
Slough Trading Estate
coming soon

 4 allocated car parking
spaces and customer
car park to the front of
the property



Meeting Room



First floor office



Kitchenette



Buckingham Centre

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

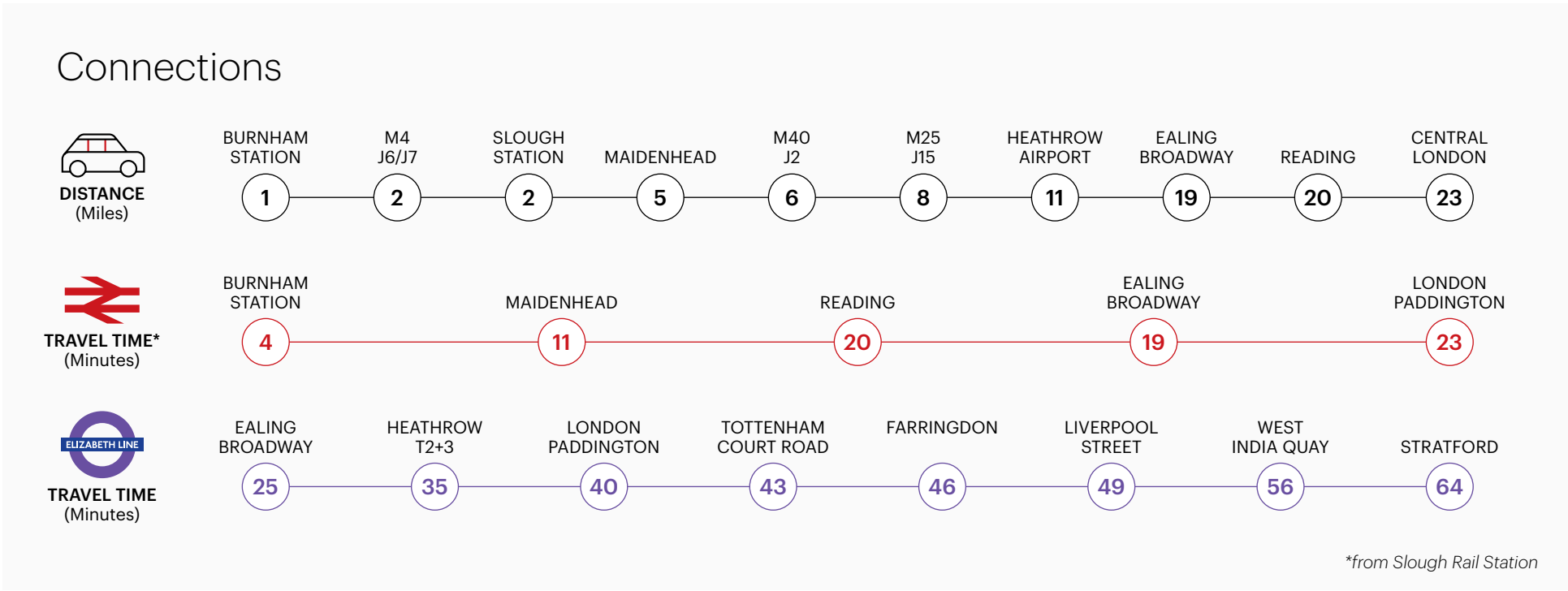
Interested parties are advised to make their own enquiries to the Valuation Office Agency.

Location

174 Buckingham Avenue benefits from multiple access routes from Buckingham Avenue, which is the main throughfare through Slough Trading Estate; this offers direct access to the A355 Farnham Road, which in turn leads directly to Junction 6 of the M4 to the south and Junction 2 of the M40 to the north. Burnham Train Station is located within a 15 minute walk and provides direct access to London Paddington and serviced by 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.



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

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



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