

slough trading estate

242/3
GRESHAM
ROAD
SL1 4RD

TO LET 14,604 SQ FT (1,357 SQ M)
DETACHED WAREHOUSE/PRODUCTION UNIT AVAILABLE TO LET COMBINED OR SEPARATELY

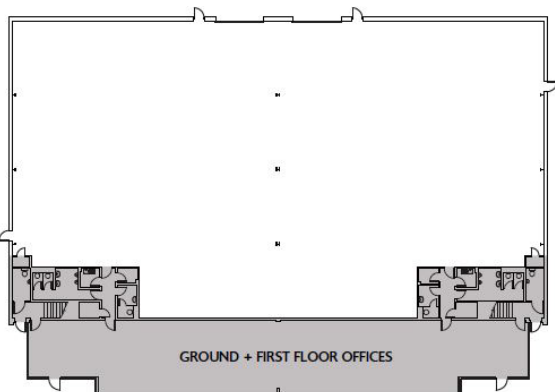
FEATURES

The unit, which is to be refurbished, benefits from:

- 6m to underside of haunch
- 2 electric up and over loading doors
- Ground and first floor offices
- Shared secure rear yard
- Kitchenette
- 3 phase electricity
- Gas supply
- EPC – C-59



Indicative photo



GROUND + FIRST FLOOR OFFICES

243 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	4,312	400.6
GROUND FLOOR OFFICE	1,650	153.3
FIRST FLOOR OFFICE	1,310	121.7
TOTAL	7,272	675.6

242 - FLOOR AREAS	SQ FT	SQ M
WAREHOUSE	4,354	404.5
GROUND FLOOR OFFICE	1,600	148.6
FIRST FLOOR OFFICE	1,379	128.1
TOTAL	7,332	681.2

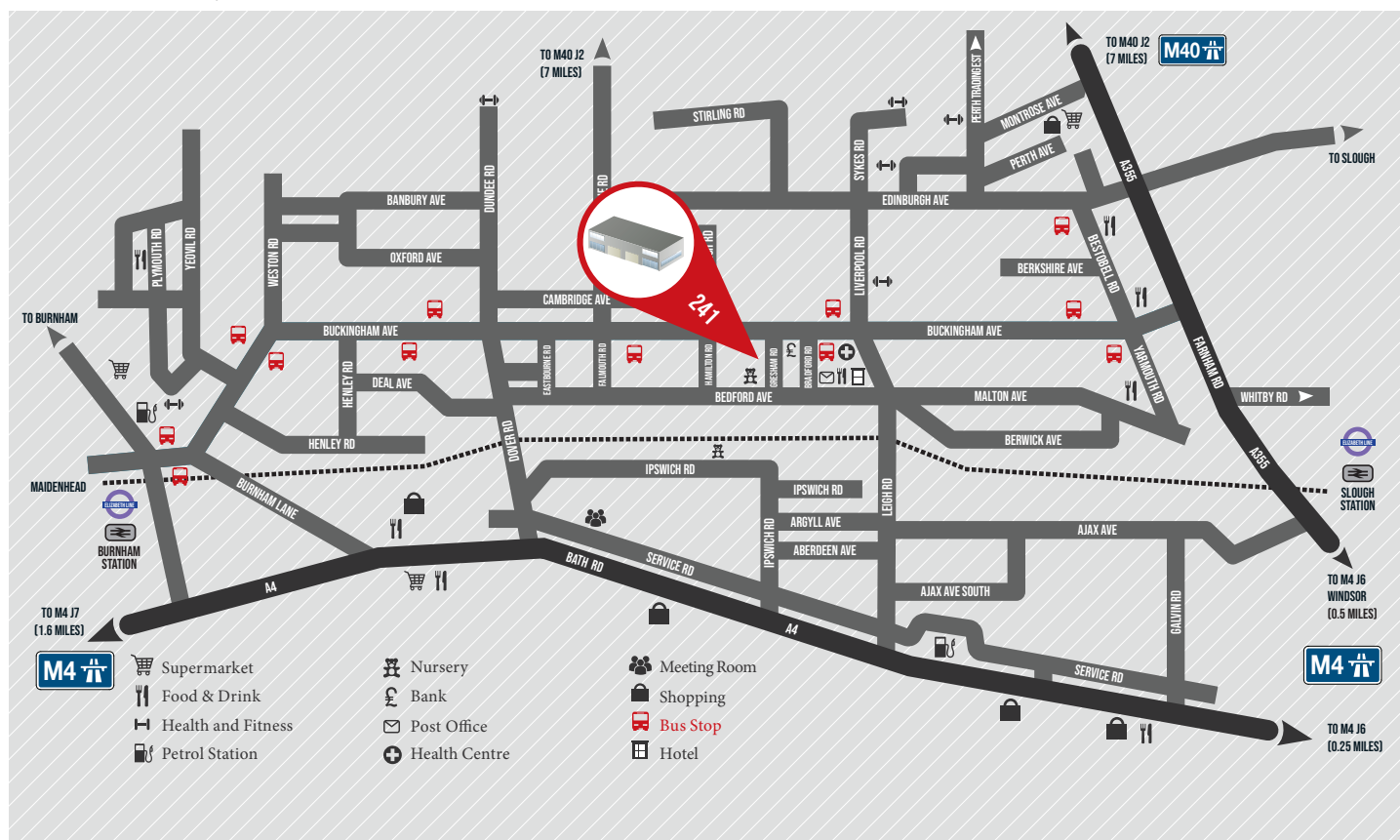
ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

11 PLACES TO EAT
2 HIGH STREET BANKS
HOTEL ACCOMMODATION
MULTIPLE FITNESS FACILITIES
2 NURSERIES
HEALTH CENTRE
DEDICATED BUS SERVICE

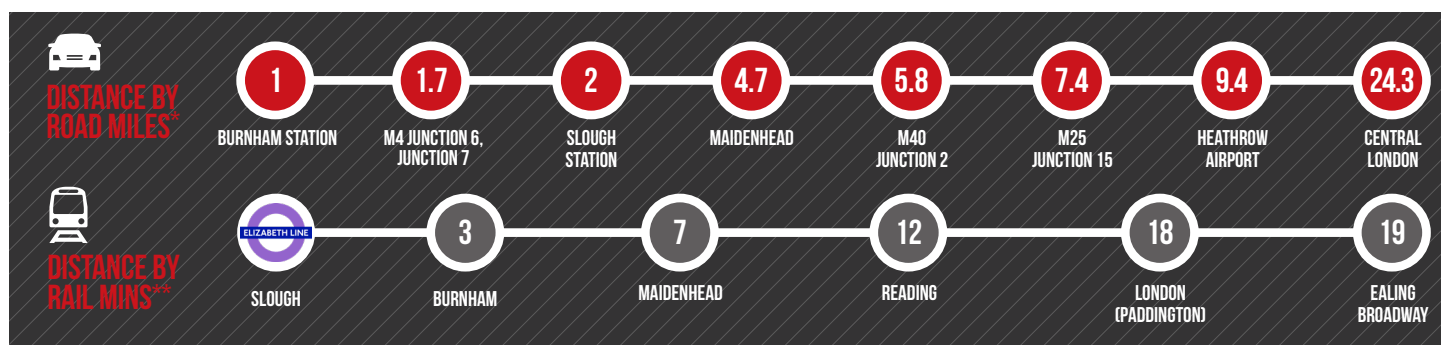
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SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 242/3 GRESHAM ROAD SL1 4RD. SOURCE: THE AA ** TIMES FROM SLOUGH 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,
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