

slough trading estate

800

Oxford Avenue
SL1 4LN

Available to let

Single span warehouse/industrial
unit with First Floor office space
5,161 sq m (479.51 sq ft)



Specification

- 5.59m to underside of steel haunch
- Good yard depth for this size of unit on the Trading Estate
- Electrically operated, insulated, up-and-over loading door, rear access (north elevation)
- 3 WCs – 1 Male, 1 Disabled /Female, 1 Unisex
- Total of 15 parking spaces, 5 at front, 10 at rear
- 3-Phase electricity
- Kitchenette/tea point facilities
- EPC available on request

Areas

Warehouse	3,358 sq ft	312 sq m
Ground Floor Office	519 sq ft	48.26 sq m
First Floor Space	1,283 sq ft	119.25 sq m
Total	5,161 sq ft	479.51 sq m



Features

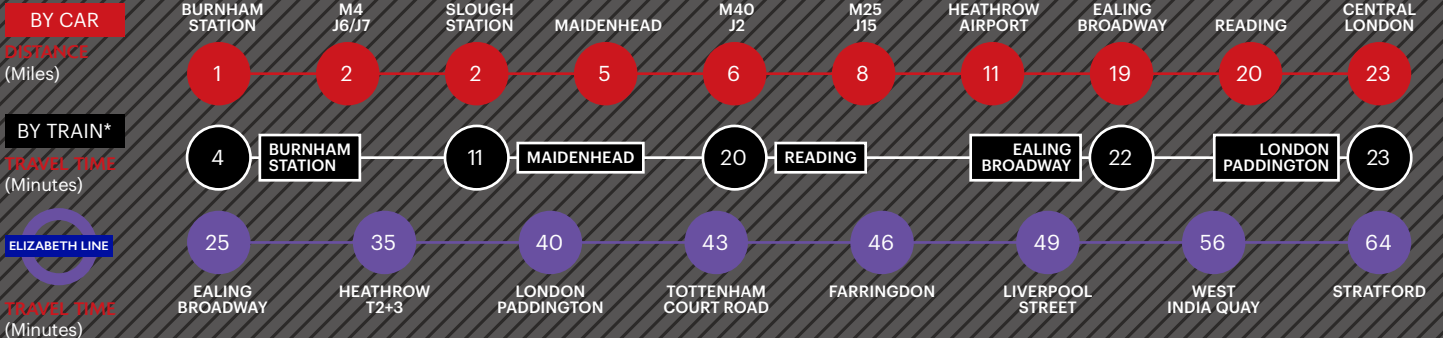
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

Estate Amenities

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



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

