

slough trading estate

# 345

Edinburgh Avenue  
SL1 4TU

## Available to let from Feb 2026

Mid-terrace Industrial /  
warehouse building

5,664 sq ft (526.2 sq m)



### Specification

- Ancillary office space over two floors
- Trade counter potential (Edinburgh Avenue Trade Park terrace)
- Up-and-over loading door, rear access
- 5.3m to Eaves
- 16 car parking spaces
- 3-phase power supply
- 4 WCs – 2 Male, 1 Female, 1 Unisex
- Kitchenette / tea point facilities
- EPC available upon request

### Areas

Warehouse	3,090.8 sq ft	287.1 sq m
Ground Floor Ancillary	1,286.6 sq ft	119.5 sq m
First Floor Ancillary	1,286.6 sq ft	119.5 sq m
<b>Total</b>	<b>5,664 sq ft</b>	<b>526.2 sq m</b>



**Features**

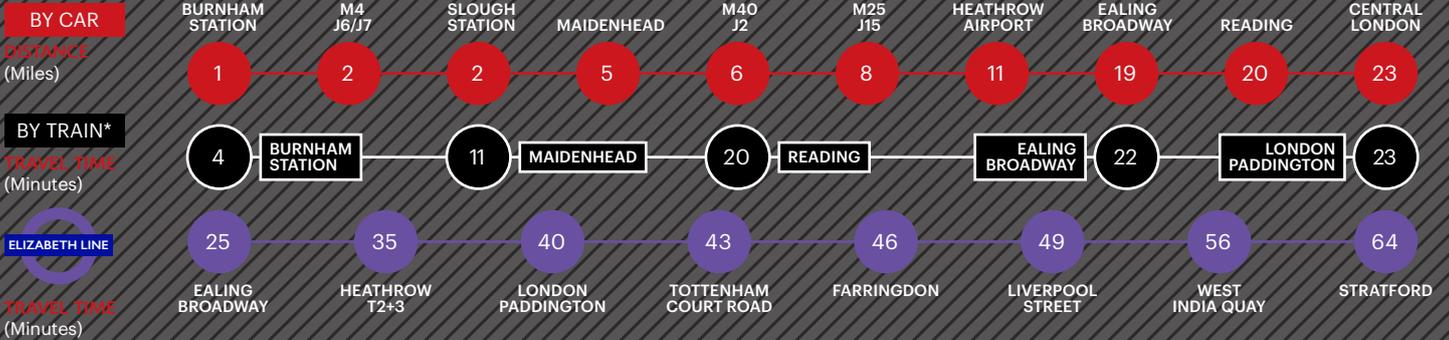
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers

**Estate Amenities**

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



**Connections**



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



020 3151 5508



020 3151 5585



020 3151 5523

