



Indicative image of similar property

348 Edinburgh Avenue, Slough Trading Estate, Slough, SL1 4UF

To Let

5,465 sq ft

Warehouse / Industrial / Trade Counter Unit





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Summary

- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



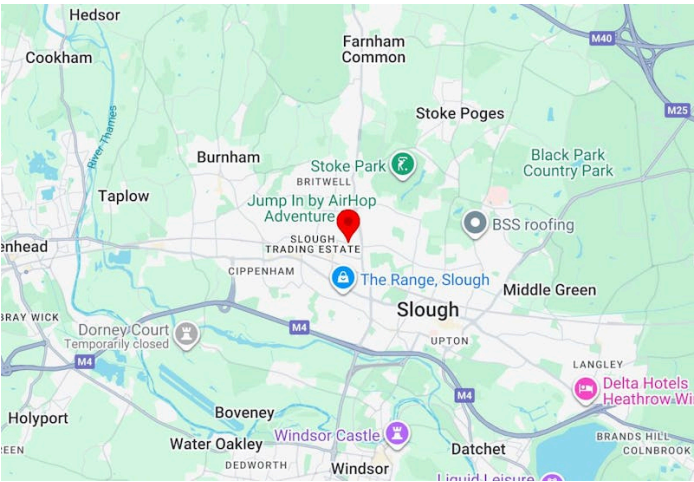
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Description

A warehouse / Industrial / Trade Counter Unit perfect for trade counter use available to let situated on the established Slough Trading Estate.

Location

348 Edinburgh Avenue benefits from multiple access routes from Edinburgh Avenue, which is the main throughfare through Slough Trading Estate.

Slough Trading Estate 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.

Accommodation

Description	sq ft	sq m
GF Warehouse	3,832	356
GF Office	516	47.94
FF Space	1,117	103.77
TOTAL	5,465	507.72



Specifications

- Mid-terrace Industrial/warehouse building with ancillary office space on GF and FF.
- 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)