

To Let

23A Buckingham Avenue, Slough, SL1 4QA

1,995 sq ft (185.34 sq m)

- Prominent warehouse / trade unit
- Well established Slough Trading Estate
- Fitted offices
- Nearby occupiers include Screwfix, Toolstation, CEF, Topps Tiles, Selco amongst others
- 5 allocated parking spaces



Available Now

Location

- 8 places to eat
- 4 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire

Description

A single storey, single span, end of terrace production/warehouse unit with two storey offices. This unit also benefits from:

- 3.75m minimum clear eaves height
- 1 manually operated sectional roller shutter
- 3 phase electricity supply
- Fully fitted ground and first floor offices
- Kitchenette
- Male & female WCs
- 5 car parking spaces

Accommodation

Name	Sq ft	Sq m
Ground - Ground Floor Warehouse	1,259	116.96
Ground - Ancillary	336	31.22
1st - First Floor Office	400	37.16
Total	1,995	185.34

Terms

New FRI lease available on terms to be agreed.

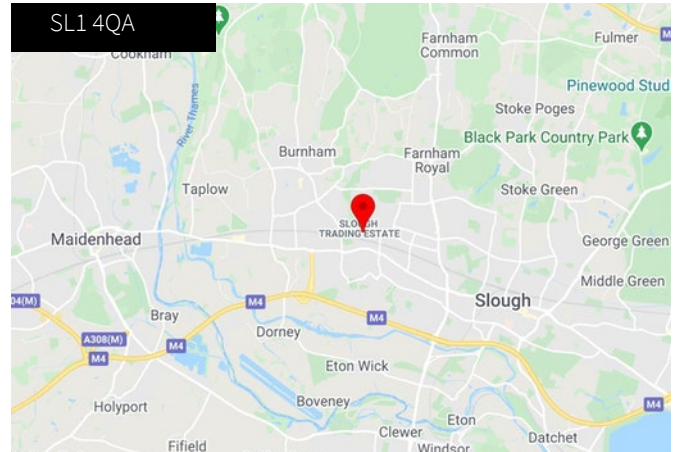
Viewings

Viewings strictly by appointment with the joint agents JLL or Kempton Carr Croft

Distance

Distance by Road Miles

- Burnham Station | 0.8
- M4 Junction 6, Junction 7 | 2.0
- Slough Station | 2.2
- Maidenhead | 4.8
- M40 Junction 2 | 5.5
- M25 Junction 15 | 7.6
- Heathrow Airport | 11.4
- Central London | 24.5



EPC

This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

Viewing & Further Information

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