



201 BEDFORD AVENUE, SLOUGH TRADING ESTATE, SLOUGH, SL1 4RY

Warehouse / industrial unit

18,417 sq ft

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Location

The property is located within the heart of Slough Trading Estate, one of Europe's largest trading estates in single ownership. The unit, located on Bedford Avenue is approximately 1.5 miles north of Junction 6 of the M4, five miles east of Maidenhead and two miles west of Slough.

The estate is home to over 350 companies, comprising warehousing, distribution and manufacturing facilities along with a variety of HQ office location and data centres

Description

The building is of portal frame comprising brick and over-clad construction with office accommodation to ground and first floor. The unit benefits from two ground level loading doors and externally, 37 car parking spaces.

Specification

- 8m eaves
- 2 electrically operated loading doors
- 37 car parking spaces
- Shared but secure yard
- Three phase power

Floor Areas

Warehouse	15,023 sq ft	1,395.68 sq m
Ground and first floor offices	3,394 sq ft	315.31 sq m
TOTAL	18,417 sq ft	1,710.99 sq m

Business Rates

The Rateable Value for the unit is £125,000.

Energy performance Asset rating

Available upon request.

Service Charge

Available upon request.

Terms

The unit is held on an FR&I lease to expire 08/12/2031 with a tenant break option on 08/12/2021 and 08/12/2026. The unit is subject to rent review on 09/12/21 and 09/12/26 to OMRV.

Unit to let by way of sublet or assignment. New lease may be available by agreement.

Rent

Passing rent £225,608.25 per annum exclusive

Viewing

Via the sole agents

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