

slough trading estate

100 YEARS OF THE INDUSTRIOUS

562

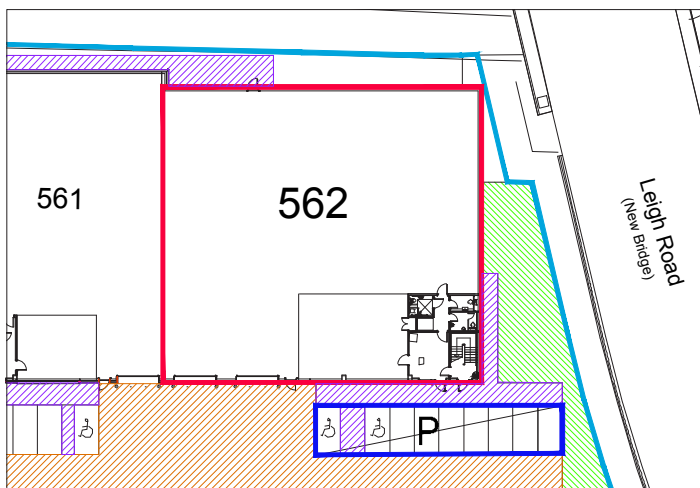
IPSWICH
ROAD
SL14HA

TO LET 11,296 SQ FT (1,049 SQ M)
PROMINENT TRADE COUNTER/INDUSTRIAL UNIT TO LET.

FEATURES

The property benefits from:

- Eaves - 8.27m to underside of haunch
- 2 electrically operated loading doors
- 3-phase electricity
- Platform lift
- Kitchenette
- Male, female and disabled WCs
- 19 car parking spaces
- B1(c), B2, B8
- 24/7 - no hours of use restrictions
- EPC rating: A-23



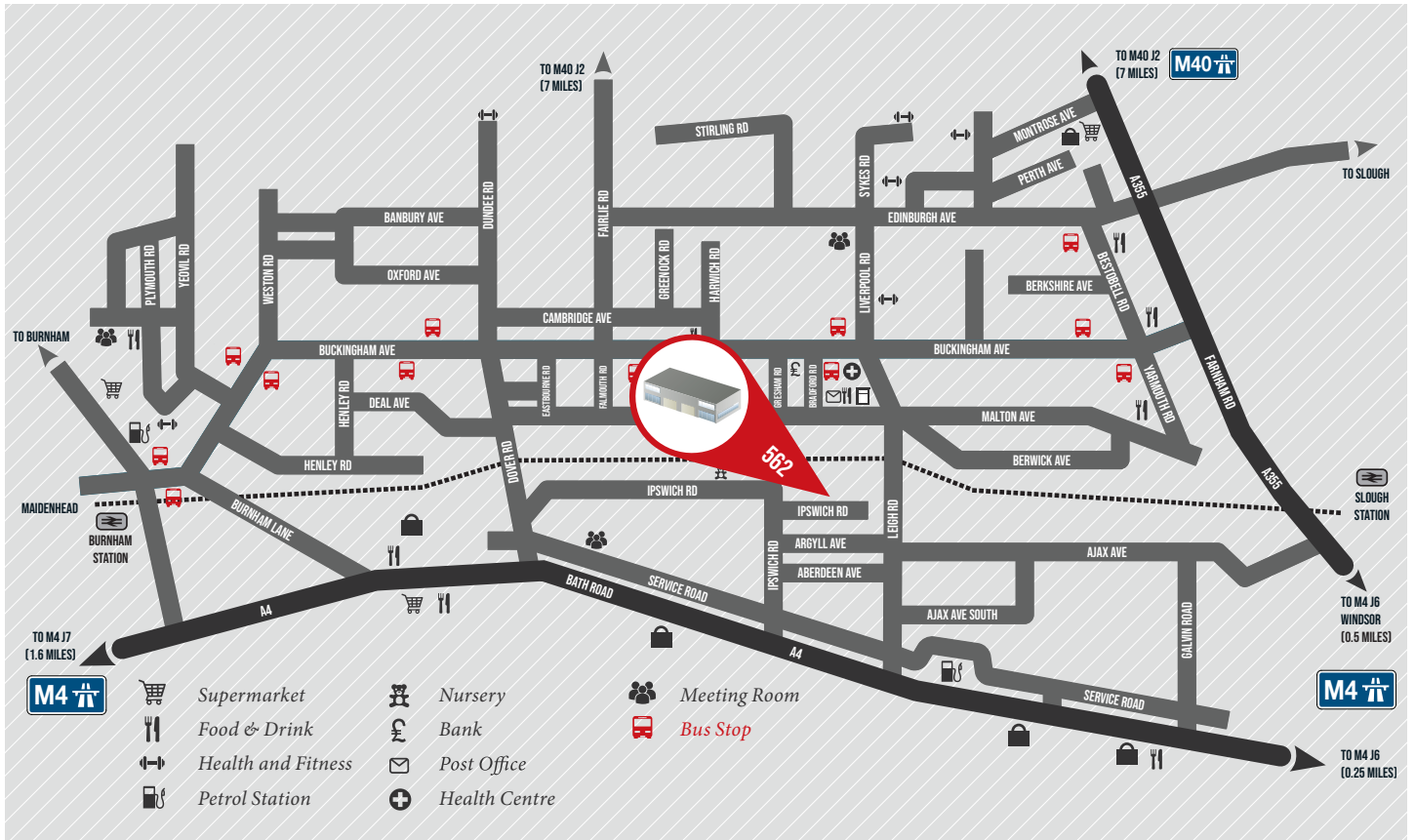
FLOOR AREAS	SQ FT	SQ M
FF OFFICE	1,673	155.40
GF WAREHOUSE	9,623	894
TOTAL	11,296	1,049.49

GEA, ALL SUBJECT TO FINAL MEASUREMENTS FOLLOWING COMPLETION

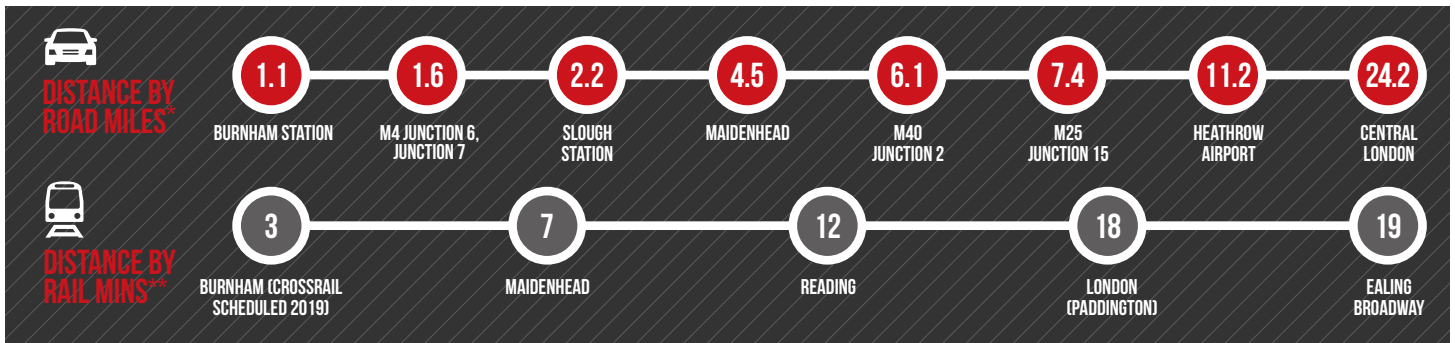
11 PLACES TO EAT
3 HIGH STREET BANKS
HOTEL ACCOMMODATION
MULTIPLE FITNESS FACILITIES
2 NURSERIES
HEALTH CENTRE
DEDICATED BUS SERVICE

SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



DISTANCES



SOURCE: * FROM 562 IPSWICH ROAD, SL1 4HA. SOURCE: THE AA ** TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

SERVICES

- 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

VIEWINGS

FOR FURTHER INFORMATION, CONTACT OUR AGENTS OR SEGRO DIRECT ON
01753 537171

JLL
020 8759 4141
020 7493 4933
jll.co.uk/property

CUSHMAN & WAKEFIELD
020 7935 5000
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100 YEARS OF THE EXTRAORDINARY

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