

TO LET

122 Malton Avenue

Slough Trading Estate, Slough SL1 4DE

Available now
by way of assignment/subletting

17,684 SQ FT (1,643 SQ M)

Key Points:

- Detached warehouse
- Ground and first floor offices
- 1 level access electric loading door
- 6 m minimum eaves height
- 3 phase power
- Yard
- 42 parking spaces
- Direct access to the M4
- 24/7 - no hours of use restrictions

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Description

The property comprises a detached warehouse with ground and first floor office accommodation, a full-height electric level access loading door, secureable yard and extensive parking to the front.

The warehouse provides an immediately operational temperature-controlled facility, comprising freezer, chiller and ambient storage areas. The existing configuration provides approximately 476 pallet positions, comprising 232 freezer, 104 chiller and 140 ambient positions, together with existing internal racking and lighting.

The office accommodation is arranged over ground and first floors and includes a staff canteen at ground floor level.

Location

The property is located at the eastern end of Slough Trading Estate, one of the UK's most established and recognised industrial hubs.

It benefits from excellent connectivity, with direct access to Junction 6 of the M4 and convenient links to the M25 and M40, providing access to the wider national motorway network. Heathrow Airport is approximately 10 miles away.

Slough and Burnham stations, both served by the Elizabeth Line, provide fast and frequent rail connections to Central London, Reading and destinations beyond.

Rent

Rent on Application

Energy Performance Rating

To be confirmed

Terms

The unit is available by way of an assignment/sublease until 15th July 2028.

Business Rates

Interested parties are advised to make their own enquires with the local council.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All prices and other costs quoted exclusive of VAT.

Floor areas

The Property has the following approximate gross internal (GIA) floor areas

Floor	Area (Sq ft.)	Area (Sqm)
Warehouse	12,164	1,130
Ground and First Floor Offices	5,520	513
Total	**17,684**	**1,643**







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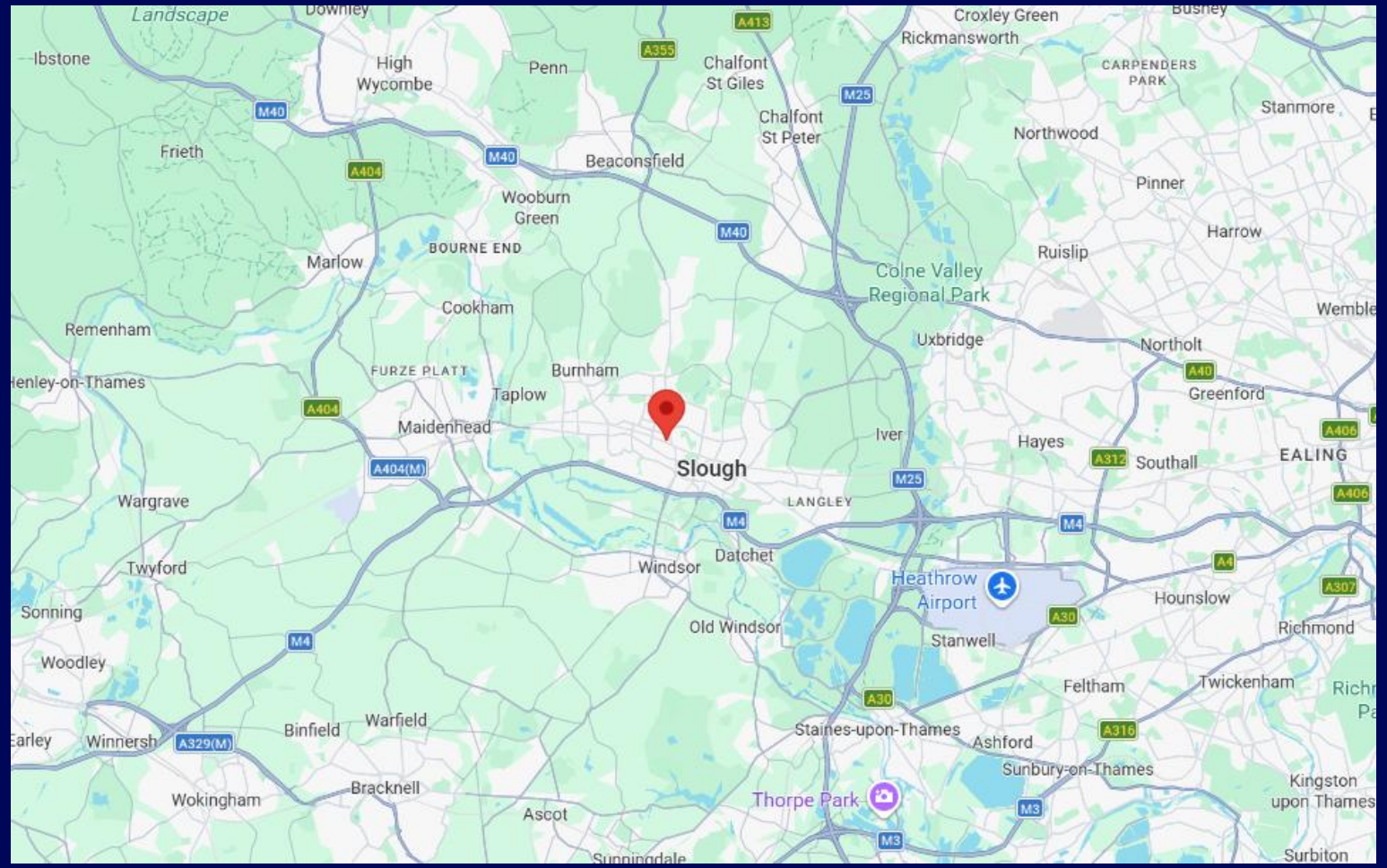

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