



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 loading door
- 6m minimum eaves height
- 3 phase power
- Dedicated rear yard
- Ample parking (30+ spaces)
- Direct access to the M4
- Fitted with ambient and refrigerated storage



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Description

The property comprises a detached warehouse benefiting from ground and first floor accommodation, a full height level access electric loading door and dedicated rear yard with and excellent parking provisions of 30+ spaces.

The warehouse is fitted with large chilled and ambient stores which comprise lighting and racking internally. The offices comprise desks at ground and first floor in addition to a staff canteen to the ground floor.

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. Alternatively a new lease available on terms to be agreed.

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.

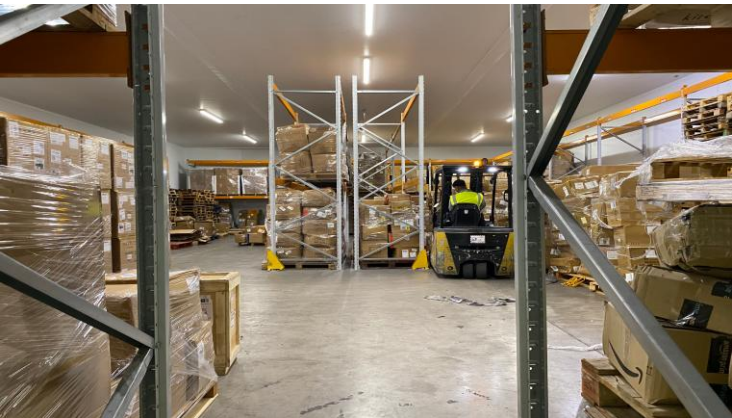
VAT

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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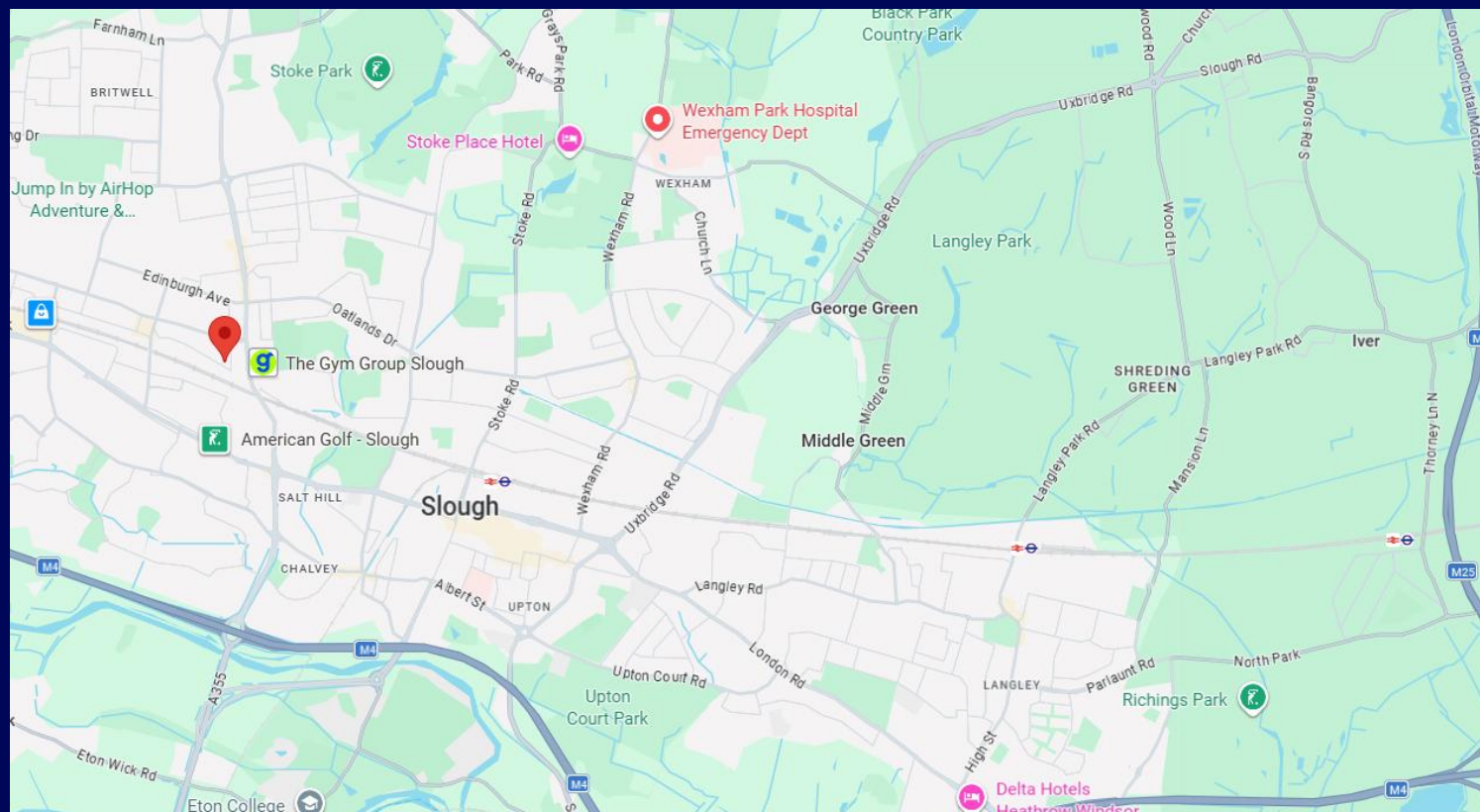
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