slough trading estate

552
Fairlie Road
SL1 4PY

Available to let
Industrial building with ancillary office space
40,029 sq ft (3,718.9 sq m)

Specification
- 4 electrically operated, insulated sectional up-and-over loading doors
- 3-phase power (310 KVA)
- WC facilities
- Kitchenette / tea point
- 77 parking spaces 36 south, 41 east
- EPC – available on request
- Yard space
- To be refurbished

Areas

Warehouse	29,592 sq ft	2,749.2 sq m
Ground floor office	6,784 sq ft	630.3 sq m
First floor office	3,653 sq ft	339.4 sq m
Total	**40,029 sq ft**	**3,718.9 sq m**

SEGRO

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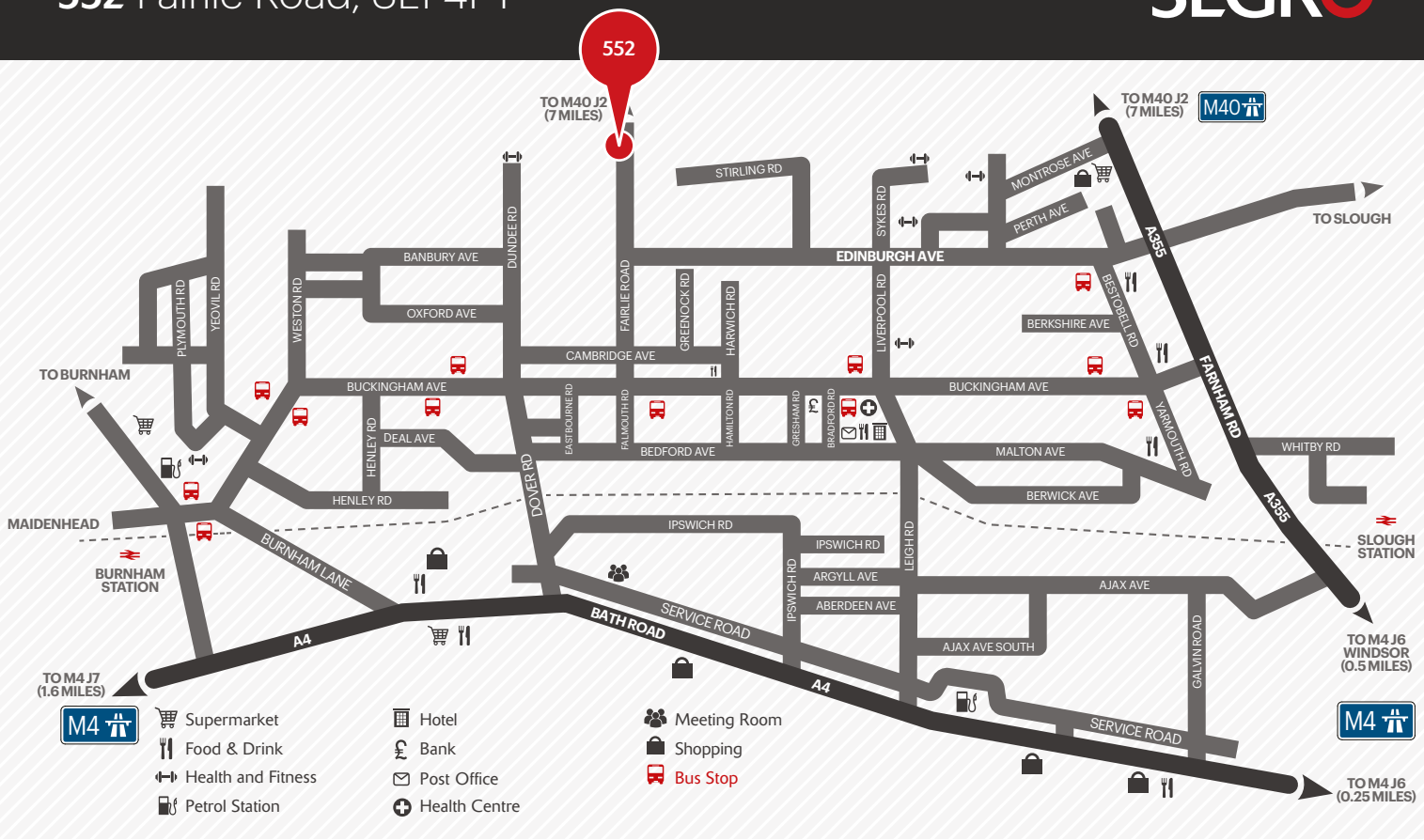

Features

- 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

Estate Amenities

- 11 Places to eat
- 1 High street bank
- Hotel accommodation
- Multiple fitness facilities
- Health centre
- Dedicated bus service

Connections

	BURNHAM STATION	M4 J6/J7	SLOUGH STATION	MAIDENHEAD	M40 J2	M25 J15	HEATHROW AIRPORT	EALING BROADWAY	READING	CENTRAL LONDON
BY CAR DISTANCE (Miles)	1	2	2	5	6	8	11	19	20	23
BY TRAIN* TRAVEL TIME (Minutes)	4 BURNHAM STATION		11 MAIDENHEAD		20 READING		EALING BROADWAY 22		LONDON PADDINGTON 23	
ELIZABETH LINE TRAVEL TIME (Minutes)	25 EALING BROADWAY	35 HEATHROW T2+3	40 LONDON PADDINGTON	43 TOTTENHAM COURT ROAD	46 FARRINGDON	49 LIVERPOOL STREET	56 WEST INDIA QUAY	64 STRATFORD		

**from Slough Rail Station*

For more information please visit **STE.SEGRO.com** or contact our joint agents:

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