



Indicative image of similar property

348 Edinburgh Avenue, Slough Trading Estate, Slough, SL1 4UF

To Let

5,465 sq ft

Mid-Terrace Industrial/Warehouse Building With Ancillary Office Space On Ground and First Floors.





348 Edinburgh Avenue, Slough Trading Estate, Slough, SL1 4UF

Summary

- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



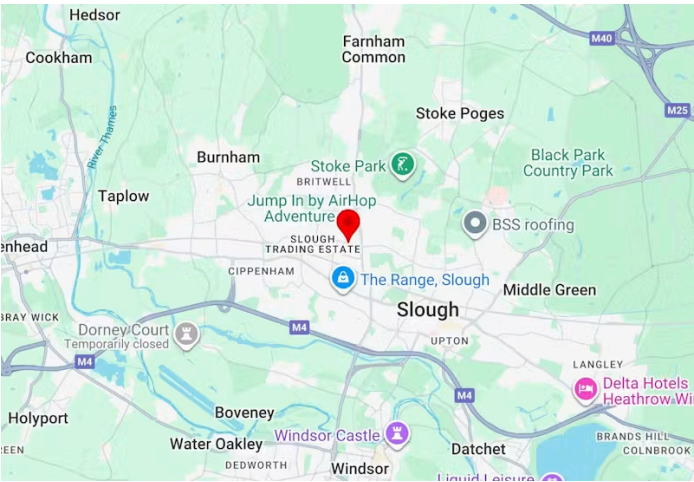
Thomas Bond
07709 500397
Thomas.Bond@jll.com



James Newton
07701230718
james.newton1@jll.com



Sarah Downes
07856 003033
sarah.downes@jll.com



Description

A Warehouse / Industrial / Trade Counter Unit perfect for trade counter use available to let situated on the established Slough Trading Estate.

Location

348 Edinburgh Avenue benefits from multiple access routes via Edinburgh Avenue, the main thoroughfare through Slough Trading Estate.
The estate provides direct access to the A355 Farnham Road, which connects to Junction 6 of the M4 motorway to the south and Junction 2 of the M40 to the north.

Accommodation

Description	sq ft	sq m
GF Warehouse	3,832	356
GF Office	516	47.94
FF Space	1,117	103.77
TOTAL	5,465	507.72

Specifications

- Mid-terrace Industrial/warehouse building with ancillary office space on GF and FF.
- Trade counter potential (unit is in “Edinburgh Avenue Trade Park” terrace)
- Electrically operated, insulated, up-and-over loading door, rear access
- 5.3m to Eaves (taken from neighbouring unit 344, which is near-identical)
- Total of 15 parking spaces – 10 at front, 5 at rear
- 3-phase power supply
- 4 WCs – 2 Male, 1 Female, 1 Female/Disabled
- Kitchenette facilities (1 GF, 1 FF)