slough trading estate

## AVAILABLE NOVEMBER 2026

+ Under extensive refurbishment
+ Future focused specification
+ 31 car parking spaces
+ Excellent prominence

SEGRO.com/221DoverRoad

**221 DOVER ROAD** | SL1 4RF

# 20,540 SQ FT

SEGRO

# READY TO PERFORM

This is 221 Dover Road, a detatched standalone warehouse/business unit currently under refurbishment, complete with ancillary office space and a very generous yard.

Due for completion in November 2026, the 20,540 sq ft building combines efficiency and sustainability within a modern specification that sets it apart. The unit also benefits from excellent prominence from Dover Road and Bedford Avenue, alongside a well-connected position on the established Slough Trading Estate.

Occupiers will benefit from a wide range of on-site and nearby amenities, enhancing day-to-day convenience for staff and visitors alike.

The location also offers excellent connectivity, with the Elizabeth Line close by providing fast and direct access into central London, helping to make commuting and logistics smoother than ever.

## Core specification

- 2 sectional up & over loading doors
- Self-contained secure yard
- 5.49m eaves height
- 217 kVA power (HP)
- 31 car parking spaces
- Kitchenette/ WC facilities
- Future-focused refurbishment
- 2 showers
- 5 cycle storage spaces

## Sustainability

- EPC rating B
- 2 Electric vehicle charging points

Indicative image

# THE REFURB AT A GLANCE

Built for performance, 221 Dover Road supports rapid logistics with two sectional up and over loading doors and 217 kVA of power.

The unit also delivers on sustainability, with EV charging to support greener commuting.

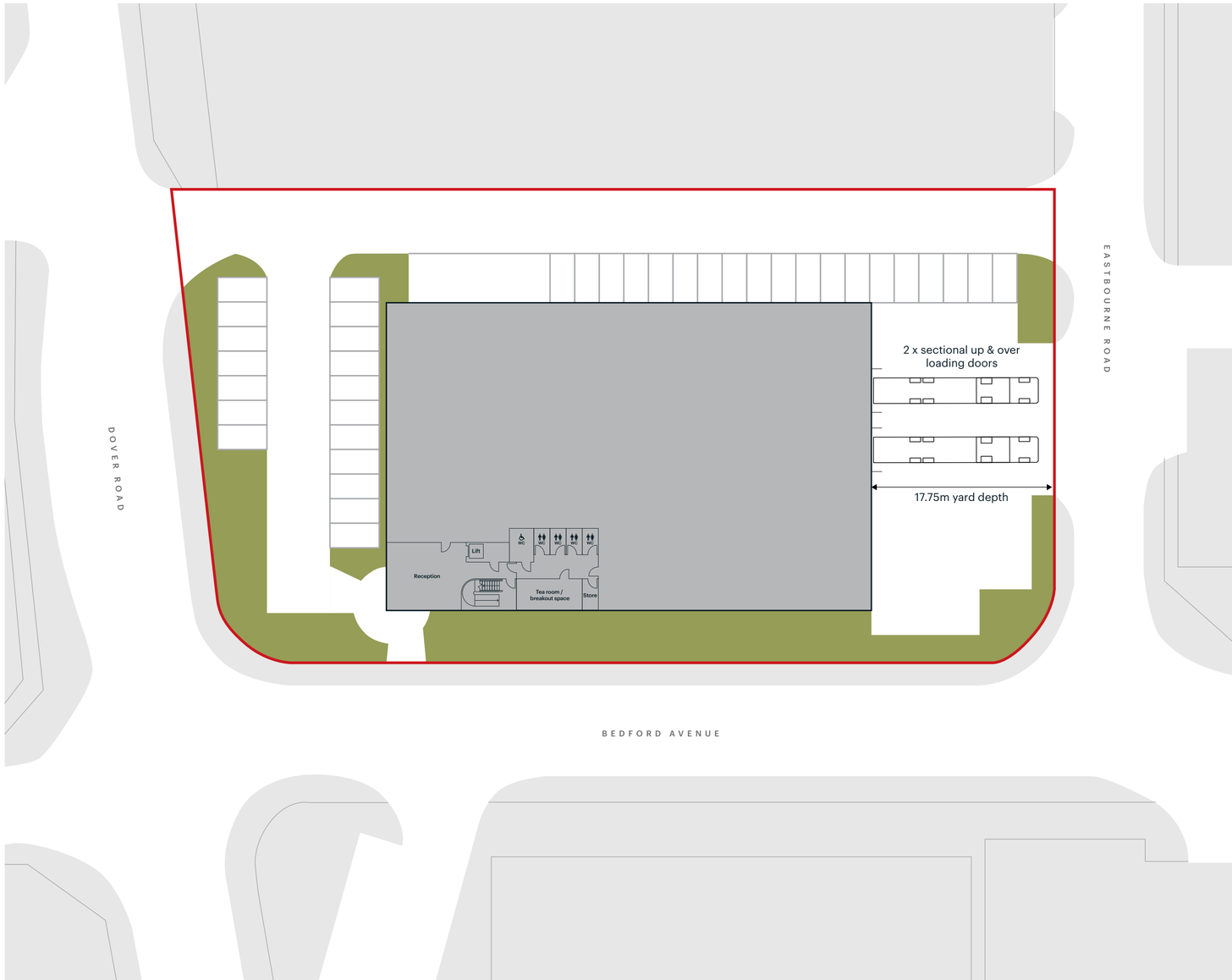
## Accommodation

| | sq ft | sq m |
|---|---|---|
| Warehouse | 15,750 | 1,463 |
| First Floor Office | 4,790 | 445 |
| **Total** | **20,540** | **1,908** |

All areas are approximate and calculated on a Gross External Basis.

Click on floors to view more information:

Ground Floor | First Floor



# BE PART OF SLOUGH TRADING ESTATE

More than just an estate, feel at home in a community amongst a variety of amenities. From eating to wellbeing, and all the essentials you need, Slough Trading Estate has plenty to offer beyond the workspace.

## A world-class **location**

The M25 is under seven miles away, Heathrow less than nine, and London's West End is just 23 miles away. Slough Trading Estate puts your business at the heart of the action.

**And its even better for your workforce:**

Walking distance to Burnham station

Get to Paddington in 20 mins

STE Express complimentary shuttle bus service

## Plus a wide range of **amenities**

The Buckingham Centre forms the estate's vibrant amenity hub, bringing together essential services and social spaces at its heart and across the wider estate.

**See what's happening at Slough Trading Estate:**

View our 2026 events

## With a landlord you can **trust**

For over 100 years, SEGRO has owned and developed properties on Slough Trading Estate, building strong customer relationships along the way.

Our dedicated team manages upkeep, maintenance and security, so you can focus on what matters most. And when you're ready to scale, our portfolio is here to support your growth.

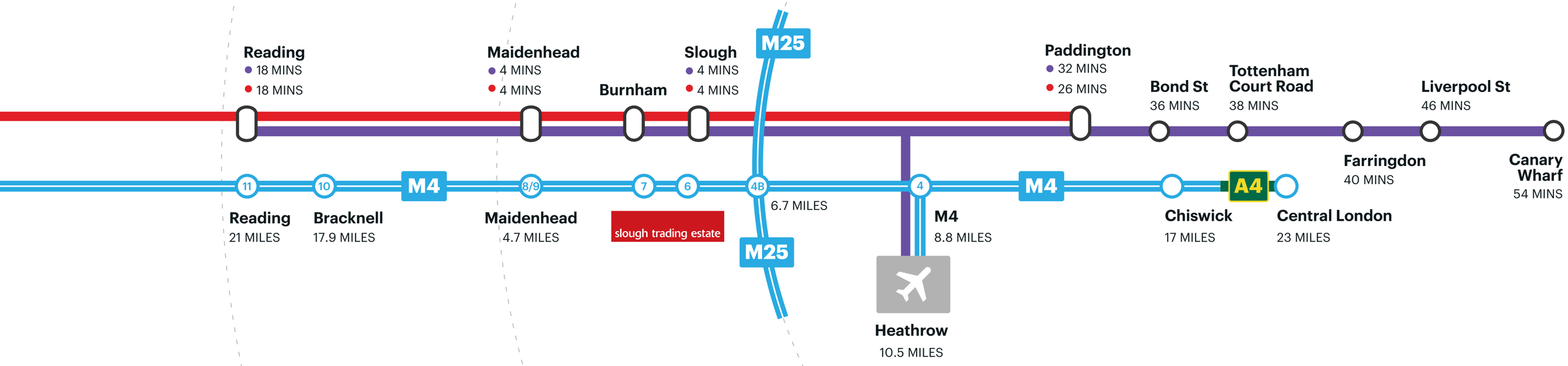
# RENOWNED FOR A REASON

Slough Trading Estate is a community in its own right, with places to eat, exercise and shop. From popping to the bank to posting a letter, everything you need is just a short walk away.

- Premier Inn Hotel
- Health Centre
- Post Office
- Bank
- Supermarket
- Food and drink
- Health and Fitness
- Shopping
- Bus Stop
- Petrol Station
- Park

MAP NOT TO SCALE

Discover more via our interactive map




Motorway
Mainline
Elizabeth Line

Source: Google maps

# CONNECTIONS IN ALL DIRECTIONS

## By road

Junctions 6 & 7 of the M4 are 2 miles away, and Junction 2 of the M40 is 6 miles away, which provides excellent access to the M25, Heathrow Airport & the wider national motorway network.

## By rail

Providing fast and direct rail access, Slough and Burnham Railway stations are within 3 miles of the estate.

slough trading estate

For more information please visit **STE.SEGRO.com**
or contact our joint agents: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SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris. The company owns, manages and develops modern warehousing, industrial property and data centres across the UK and seven other European countries, with a portfolio of 10.9 million square metres of space (117 million square feet) valued at £22.0 billion.

SEGRO's active approach to asset management and disciplined approach to capital allocation has created a portfolio of high-quality, sustainable buildings in some of Europe's largest cities and at key transport and digital infrastructure hubs.

For more information, visit SEGRO.com


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