



- 1 level access loading door
- Mezzanine level within the warehouse
- 10 car parking spaces to the front of the property, with an additional 5 to the rear
- 3 phase power supply
- Eaves height of 5.52m
- First floor office accommodation

Max Buckland  
Max.Buckland@argroup.co.uk  
07977 687267

Zak Los  
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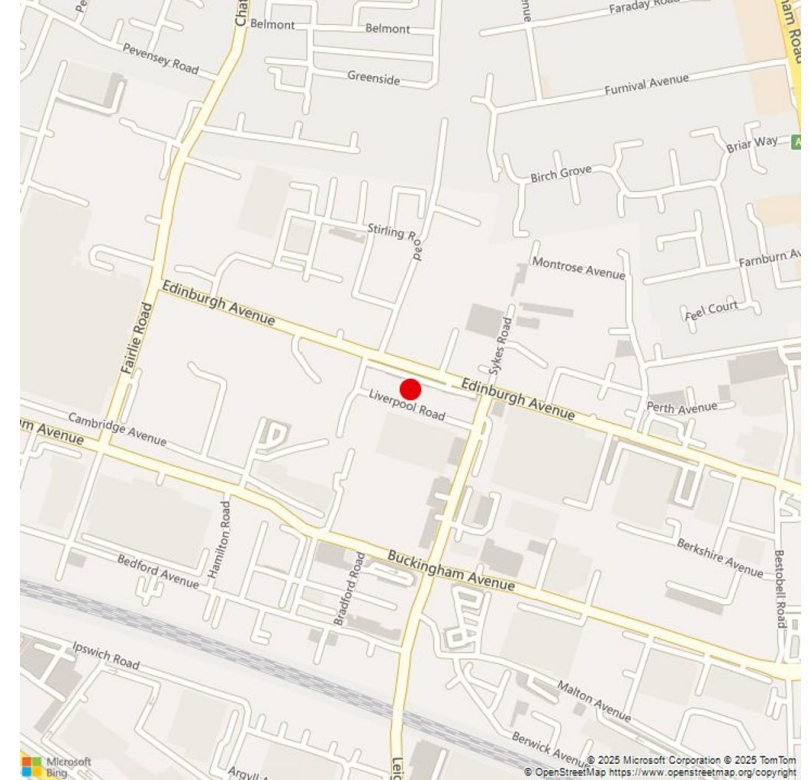
343 Edinburgh Avenue, Slough, Berkshire, SL1 4TU

An End-Terrace Industrial/Warehouse Building Space Situated On The Established Slough Trading Estate

Approx. 5,795 Sq Ft (538.36 Sq M)

**To Let**

# 343 Edinburgh Avenue, Slough, Berkshire, SL1 4TU



## Description

The property is an end-terrace industrial unit providing warehouse space with a mezzanine, first-floor offices, a meeting room, and storage accommodation, served by a level access loading door, 15 car parking spaces, and a 3-phase power supply, with eaves of 5.52m.

## Location

The property is located on Edinburgh Avenue, one of the main thoroughfares of the Slough Trading Estate. The unit is close to Slough town centre, Slough and Burnham railway stations. Edinburgh Avenue offers direct access to the A355 Farnham Road, which in turn leads directly to Junction 6 of the M4 to the South and Junction 2 of the M40 to the North.

## Rent

£126,041 per annum exclusive

## Terms

Available via assignment. The lease is dated 1st October 2014 and expires on 30th September 2029. The property is available via a new lease. The lease will be subject to the Landlord's consent, which will not be unreasonably withheld or delayed.

## Business Rates

Interested parties are advised to contact Segro directly regarding exact rates payable

## VAT

This property is exclusive of VAT.

## Energy Performance Rating

B

## Service Charge

TBC

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

By appointment only with sole agents Aitchison Raffety, Max Buckland, 07977 687267 Max.Buckland@argroup.co.uk or Zak Los, 07392 087514 Zak.Los@g-s.co.uk



www.argroup.co.uk



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