

242/3  
GRESHAM  
ROAD  
SL1 4RD

TO LET 14,604 SQ FT (1,357 SQ M)  
DETACHED WAREHOUSE/PRODUCTION UNIT AVAILABLE TO LET COMBINED OR SEPARATELY

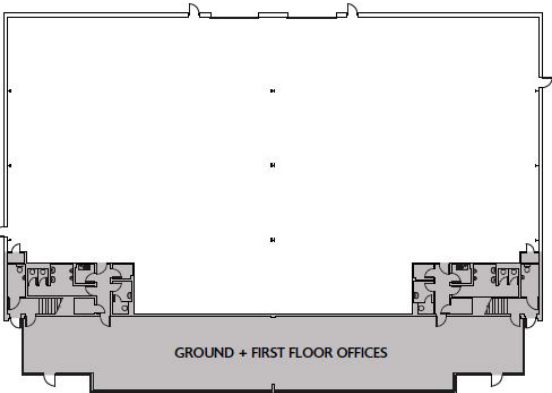
FEATURES

The unit, which is to be refurbished, benefits from:

- 6m to underside of haunch
- 2 electric up and over loading doors
- Ground and first floor offices
- Shared secure rear yard
- Kitchenette
- 3 phase electricity
- Gas supply
- EPC – B



Indicative photo



| 242 - FLOOR AREAS   | SQ FT | SQ M  |
|---------------------|-------|-------|
| WAREHOUSE           | 4,354 | 404.5 |
| GROUND FLOOR OFFICE | 1,600 | 148.6 |
| FIRST FLOOR OFFICE  | 1,379 | 128.1 |
| TOTAL               | 7,332 | 681.2 |

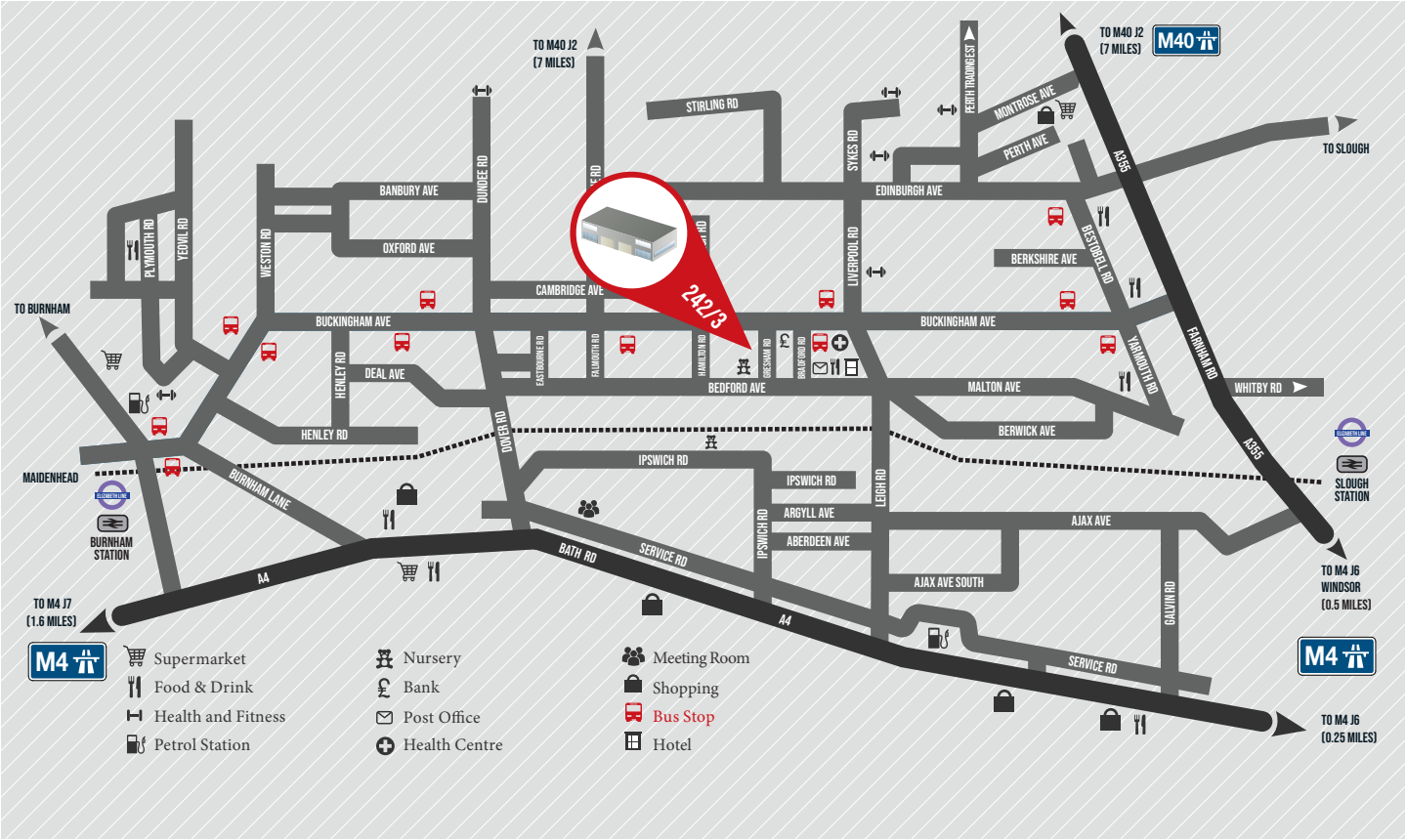
| 243 - FLOOR AREAS   | SQ FT | SQ M  |
|---------------------|-------|-------|
| WAREHOUSE           | 4,312 | 400.6 |
| GROUND FLOOR OFFICE | 1,650 | 153.3 |
| FIRST FLOOR OFFICE  | 1,310 | 121.7 |
| TOTAL               | 7,272 | 675.6 |

ALL AREAS MEASURED ON AN APPROXIMATE GROSS EXTERNAL AREA

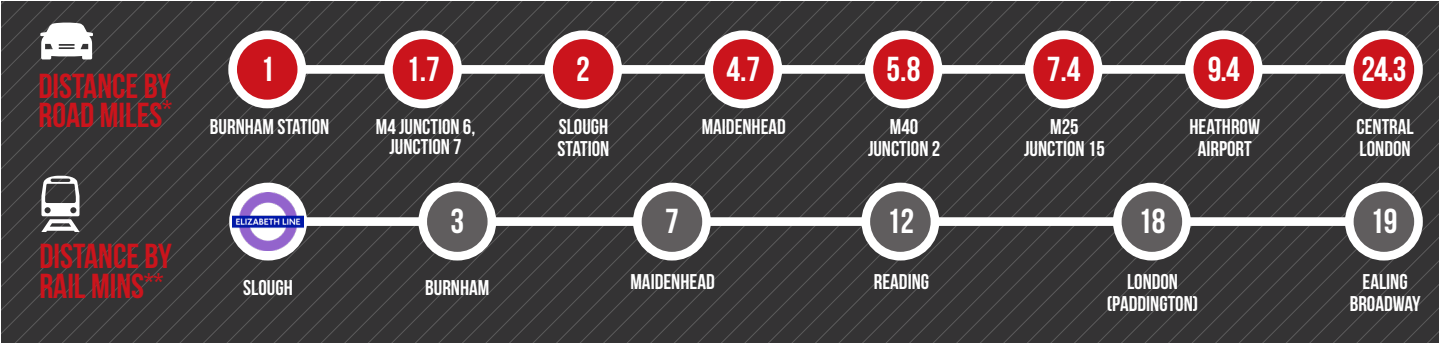
11 PLACES TO EAT  
2 HIGH STREET BANKS  
HOTEL ACCOMMODATION  
MULTIPLE FITNESS FACILITIES  
2 NURSERIES  
HEALTH CENTRE  
DEDICATED BUS SERVICE

# SLOUGH TRADING ESTATE MAKING IT IN BRITAIN

—A celebration of the industrious



## DISTANCES



SOURCE: \* FROM 242/3 GRESHAM ROAD SL 1 4RD. SOURCE: THE AA \*\* TIMES FROM SLOUGH STATION. SOURCE: NATIONAL RAIL ENQUIRIES

## SERVICES

- 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

**VIEWINGS**  
FOR FURTHER INFORMATION,  
CONTACT OUR AGENTS OR  
SEGRO DIRECT ON  
**01753 537171**



020 3151 5508



020 3151 5585



020 3151 5523



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