

An aerial photograph of a modern industrial park featuring several large, light-colored metal buildings with solar panels on their roofs. A large, stylized red letter 'Q' with white diagonal stripes is superimposed over the center of the image. The word 'LARGE' is written in white, bold, sans-serif capital letters across the top left, and 'SMALL' is written in the same style across the bottom right, both partially overlapping the 'Q' graphic.

LARGE

SMALL

691-697 Stirling Road SL1 4ST

7 brand new industrial warehouses

2,385 — 9,904 sq ft

Available **January 2025**

[SEGRO.com/691-697StirlingRoad](https://segro.com/691-697StirlingRoad)

**OPPORTUNITIES
FOR ALL**

An aerial photograph of a modern industrial park featuring several large warehouses with solar panels installed on their roofs. A large, stylized red letter 'L' with a white diagonal line pattern is superimposed over the center of the image. The word 'LARGE' is written in white, bold, sans-serif capital letters across the top left portion of the 'L'.

LARGE

SMALL

691-697 Stirling Road SL1 4ST

7 brand new industrial warehouses

2,385 — 9,904 sq ft

Available **January 2025**

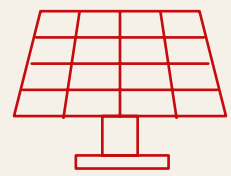
[SEGRO.com/691-697StirlingRoad](https://www.segro.com/691-697StirlingRoad)

**OPPORTUNITIES
FOR ALL**

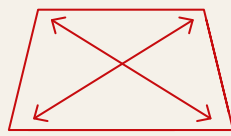
Available from January 2025, units 691-697 Stirling Road offer you the opportunity to be part of something more.

Seven industrial units ranging from 2,385-9,925 sq ft, offering everything to meet the needs of modern day occupiers.

These brand new units are on an estate with over 100 years of history and a thriving community. This is the place to take your next steps and grow with us.



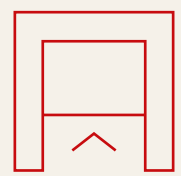
PV PANELS



**GENEROUS YARD
SUITABLE FOR HGVs**
Units 696 and 697 only



**ALL TARGETING
BREEAM EXCELLENT
AND EPC A+**



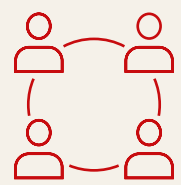
**MINIMUM ONE
DEDICATED UP AND
OVER LOADING DOOR**



**CONSTRUCTED FROM
SUSTAINABLE MATERIALS**
incorporating renewable
energy and zero carbon
technologies



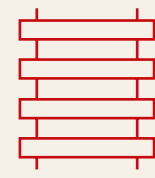
**EV CHARGING
POINT/S
(MIN 1 PER UNIT)**



**THRIVING
COMMUNITY**



**FLEXIBLE
LEASE TERMS**



**UNRIVALLED
CONNECTIONS**

CGI for indicative purposes only



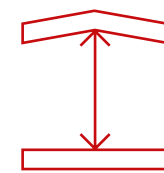
LEASE TERMS

With our flexible lease terms you have the option to move out at any time after 12 months, on three months' notice. To help manage costs your rent will be payable monthly and will include business insurance and the estate service charge.



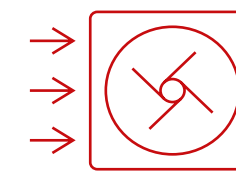
**SPECIFICATION POINTS
UNITS 697 AND 696**

- _____ Fully fitted reception and first floor offices
- _____ Air conditioned offices (heating & cooling) via air source heat pumps
- _____ Kitchen facilities to office and warehouse
- _____ Shower and secure cycle parking
- _____ Disabled access lift
- _____ Flexible undercroft space
- _____ Generous yard suitable for HGVs

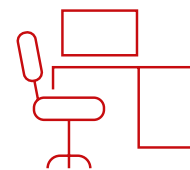


**EAVES HEIGHT
UP TO 5.6M**

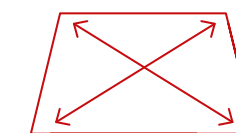
SEGRO to confirm



**AIR SOURCE HEAT
PUMPS**
Units 697 and 696 only

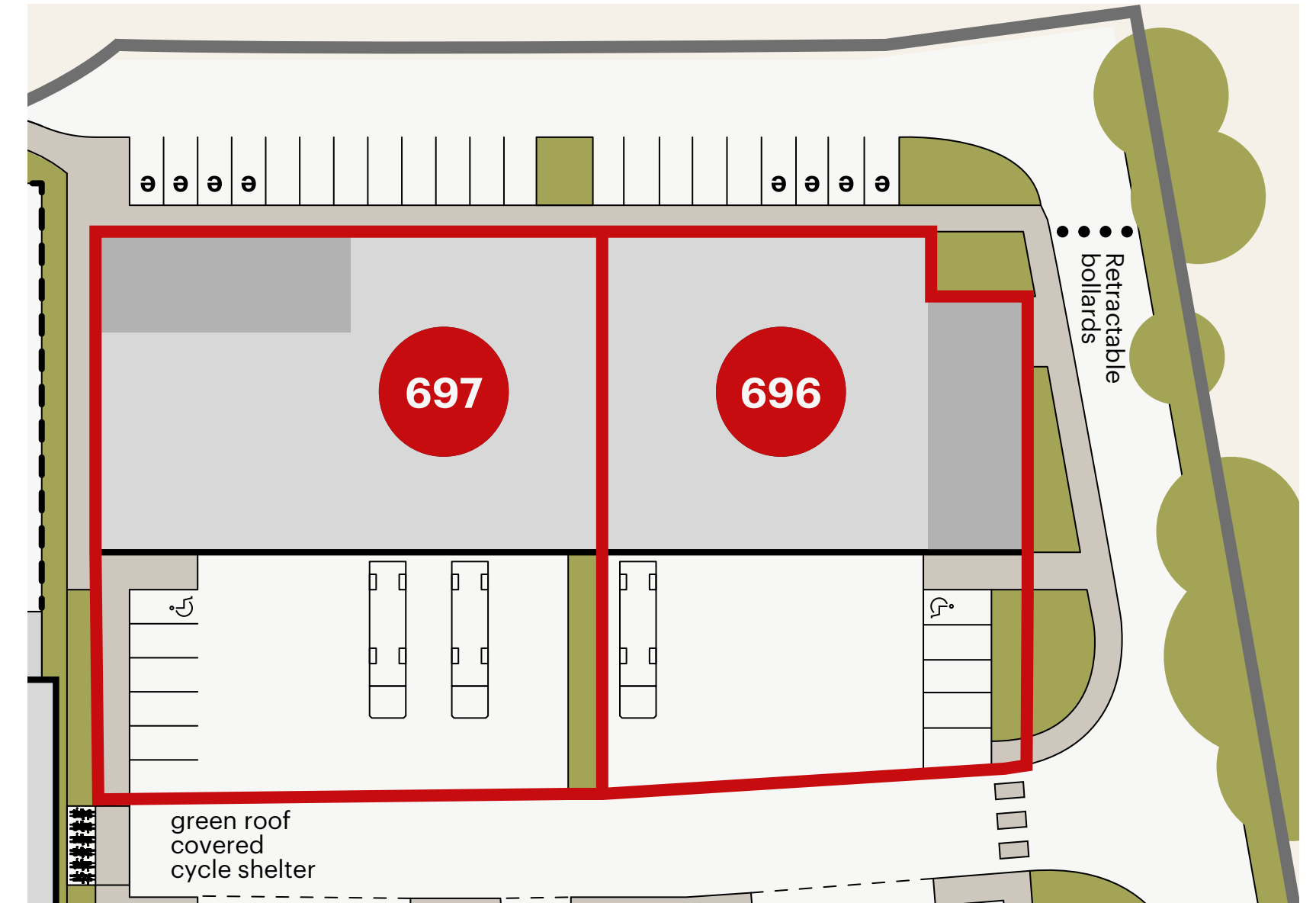


**FULLY FITTED
RECEPTION AND FIRST
FLOOR OFFICES**
Units 697 and 696 only



**YARD DEPTH
X.XM**
Units 697 and 696 only

SEGRO to confirm



UNITS 697 - 696

UNIT 697	SQ FT	SQ M	PARKING SPACES
Warehouse	X,XXX	X,XXX	
Office	X,XXX	X,XXX	
Total	9,925*	922	6
UNIT 696			
Warehouse	X,XXX	X,XXX	
Office	X,XXX	X,XXX	
Total	8,230*	764	5

*Units 697 and 696 can be combined to create a total space 18,155 sq ft



SPECIFICATION POINTS
UNITS 691 TO 695

Ground floor office with electric heating and lighting

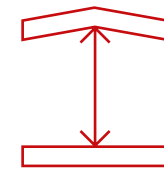
First floor mezzanine for additional office or storage

Tea point and combined WC/Shower

EV charging and dedicated parking for each unit

Solar PV panels to all units, helping to reduce running costs

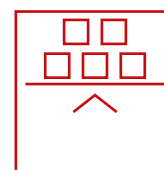
Flexible lease arrangements available



EAVES HEIGHT
UP TO 5.6M



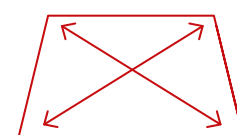
TEA POINT AND
COMBINED WC/
SHOWER FACILITIES
Units 691 and 695 only



FIRST FLOOR
MEZZANINE FOR
ADDITIONAL OFFICE
OR STORAGE SPACE
Units 691 and 695 only



GROUND FLOOR
OFFICE WITH ELECTRIC
HEATING & LIGHTING
Units 691 and 695 only



YARD DEPTH
X.XM
Units 691 and 695 only

SEGRO to confirm



UNITS 691 - 695

UNIT*	SQ FT	SQ M	PARKING SPACES
691	3,435	319	3
692	2,385	221	3
693	2,385	221	3
694	2,385	221	3
695	3,435	319	3

*Adjoining units can be combined if required

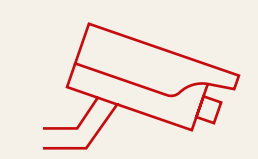


HELP & SUPPORT

Having your business located on the Slough Trading Estate provides access to a range of opportunities to ensure running your premises is both easy and cost effective.

Our Estate services keep things moving whilst creating a safe and secure environment for the Slough Trading Estate.

BUSINESS WATCH



We are delighted to offer all new customers at 691-697 Stirling Road a 12 month membership with Business Watch, supporting you with all of your security requirements. Services can include pager monitoring system, keyholding and alarm response and bespoke mobile patrol amongst more.

WASTE AND RECYCLING



Take advantage of a range of offers aimed at making occupying premises easier and more cost effective. Including but not limited to waste and recycling services with Shorts Group.

SUPPORT



With your dedicated on-site property management team.

FIBRE CONNECTIVITY



Enabled within all 691 - 697 Stirling Road units.



A PLACE TO GROW

Slough Trading Estate is the best place in the UK for trade and industry, with people and community at its heart. A home for a diverse range of innovators, creators and makers. We will continue to lead, continue to evolve and continue to provide a thriving business community and a wonderful legacy for all its stakeholders.



Dedicated landscapers on-site

THRIVE



Spaces to recharge your phone - Image from Yeovil Road



Environmentally friendly Smart Bins



Business Watch Slough Trading Estate

ANYTHING & EVERYTHING



AMENITIES

- 127-room Premier Inn
- 10 places to eat
- 3 high street banks
- 2 gyms, 2 martial arts schools, trampoline park, Crossfit training
- 2 children's nurseries
- Healthcare centre
- Post office
- 1 dry cleaners
- Prime trading estate with nearby occupiers including Screwfix, Howdens, Travis Perkins and Wickes.



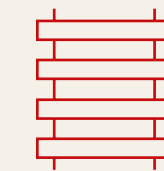
SECURITY

- Award-winning Business Watch team
- 102 CCTV cameras monitored 24/7 everyday
- Out-of-hours security patrols



SUPPORT

- On-site property management team
- Low service charge fees
- Exclusive estate services and discounts



CONNECTIONS

- Direct Crossrail link to London
- 1.5 miles to M4 Junctions 6 and 7
- Direct journey on the Elizabeth Line
- 20 minute train journey to London Paddington
- Dedicated bus service to Slough and Burnham train stations
- Exclusive estate services and discounts



ENVIRONMENT

- High-quality landscaped environment
- Team of dedicated landscapers on-site
- Litter pickers on-site 5 days a week



CONNECTIVITY

- Multiple fibre providers
- One of UK's largest dedicated biomass energy plant on-site

FOR THOSE WHO DEMAND MORE

With unrivalled location in the heart of the Thames Valley, 691-697 Stirling Road benefits from everything the Slough Trading Estate has to offer.



Sainsbury's



GREGGS



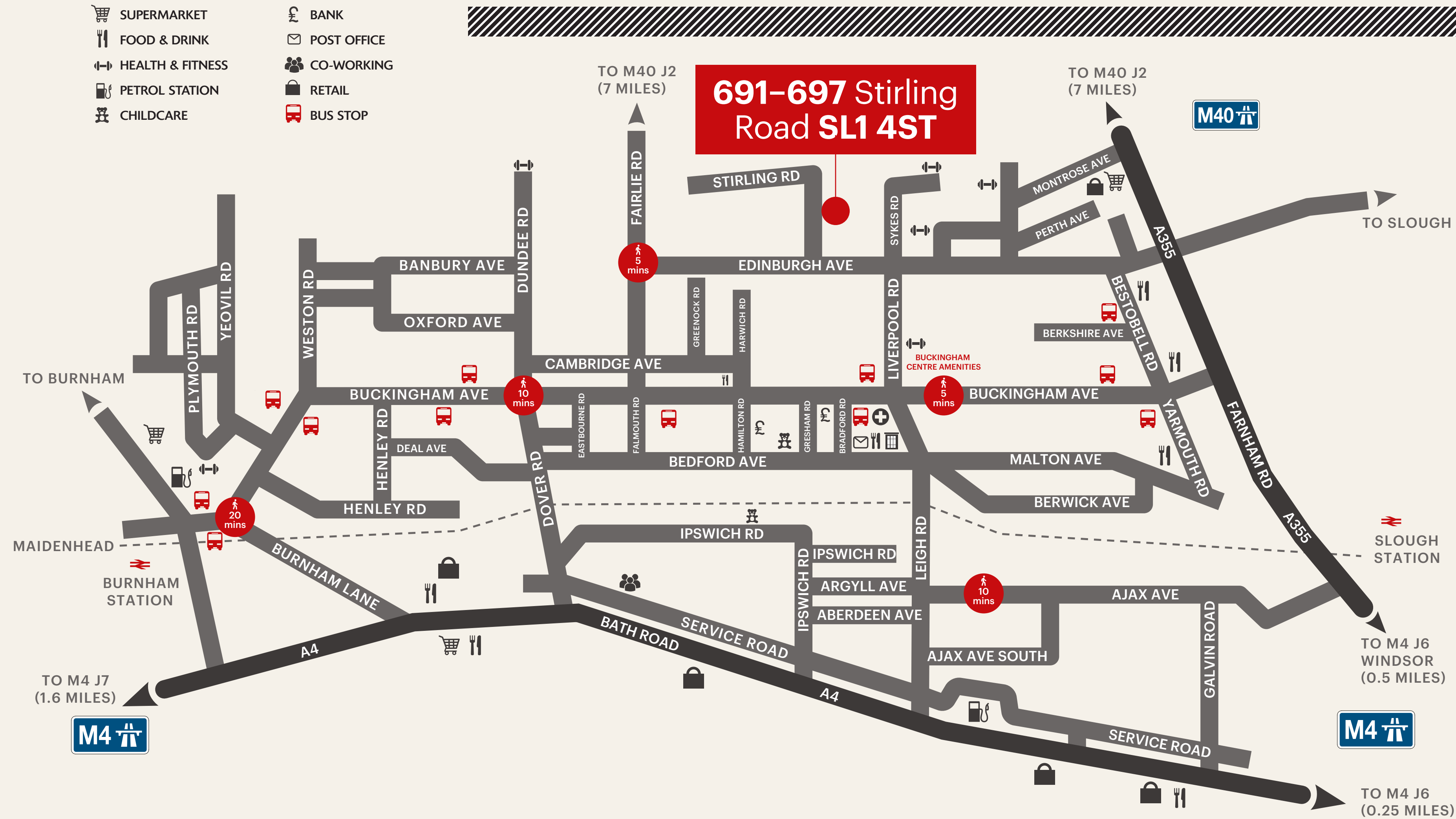
PAPA JOHN'S



BARCLAYS



- SUPERMARKET
- FOOD & DRINK
- HEALTH & FITNESS
- PETROL STATION
- CHILDCARE
- BANK
- POST OFFICE
- CO-WORKING
- RETAIL
- BUS STOP



BY RAIL & BY ROAD

VIEW
LOCATION
ON GOOGLE
MAPS

BY ROAD

Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport & the wider national motorway network.

BY RAIL

Slough and Burnham Railway stations within 3 miles, providing fast and direct rail access.

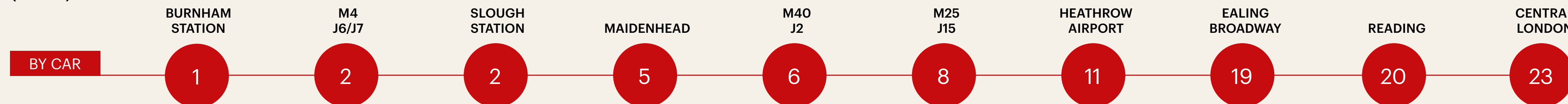
There is a dedicated bus service to Slough and Burnham train stations from the Slough Trading Estate.

BY AIR

Proximity to Heathrow Airport, the UK's largest cargo terminal.

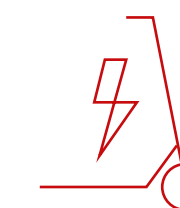
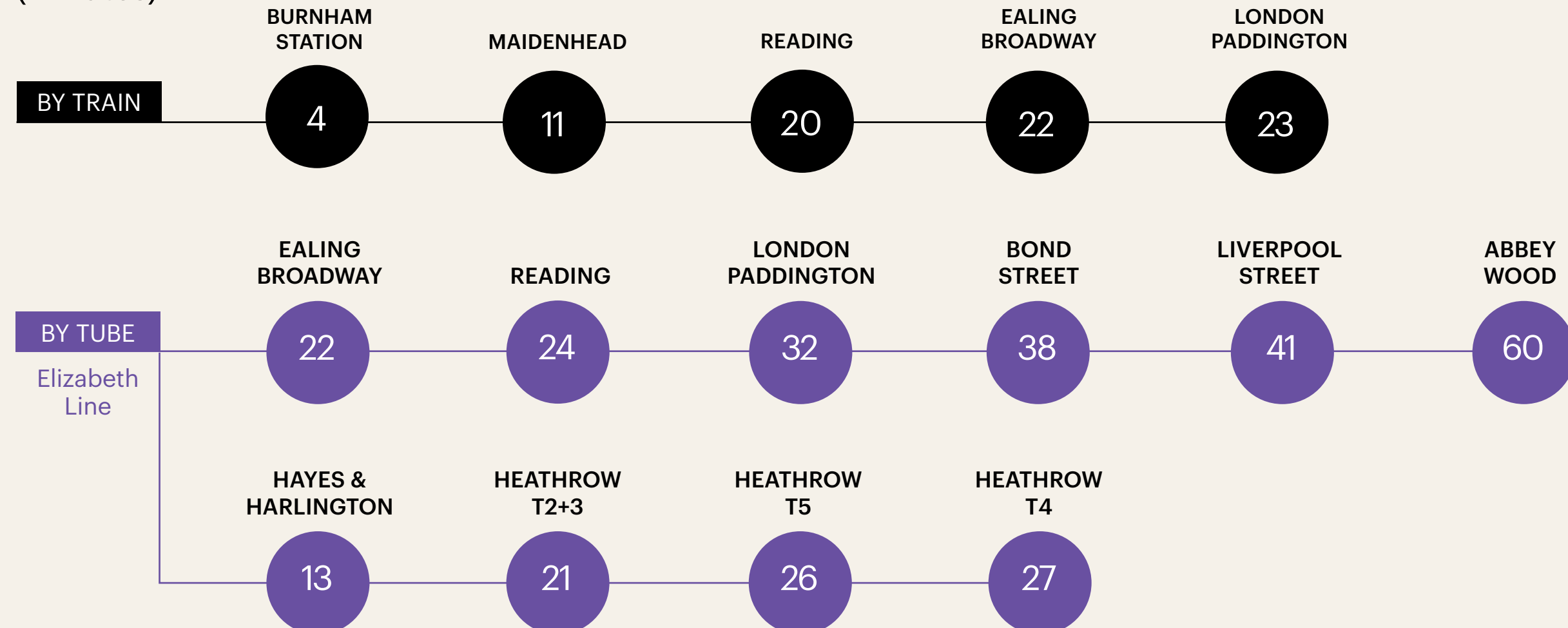
DISTANCE

(Miles)



TRAVEL TIME

(Minutes)



E-Scooters

Zipp scooters are available at Slough station and can be left on Slough Trading Estate.

Source: Google maps. Road distances are based on departing 691-697 Stirling Road at 8am and rail times are based on leaving Slough station at 8am on a weekday. Change at Hayes and Harlington for connections to Heathrow.



For more information please visit STE.SEGRO.com/691-697StirlingRoad or contact our joint agents:



GERALDEVE
A NEWMARK COMPANY

020 3151 5508

020 3151 5585

020 3151 5523

BUILT FOR MORE

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 9.9 million square metres of space (106 million square feet) valued at £20.9 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries. For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive. A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent. Striving for the highest standards of innovation, sustainable business practices and enabling economic and societal prosperity underpins SEGRO's ambition to be the best property company. See www.SEGRO.com for further information.

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