

slough trading estate

# 225

Berwick Avenue  
SL1 4QT

**Available to let**

High quality first floor office with  
ground floor storage/warehouse space

7,117 sq ft (661 sq m)



The property features a modern open plan first floor office and ground floor storage/warehouse facility, finished to a high standard. The location benefits from convenient access to local amenities, public transport links and the national motorway network.





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This self contained building is set in an attractive landscaped setting in an ideal location for access to the M4 and national road network, as well as rail connections to Central London and Heathrow Airport.

**Areas**

First floor office	3,558.5 sq ft	330.6 sq m
GF warehouse & reception	3,558.5 sq ft	330.6 sq m
<b>Total</b>	<b>7,117 sq ft</b>	<b>661.2 sq m</b>

**Specification**

- Suspended ceilings
- Raised access floor
- Carpet tile finish
- Comfort cooling
- Male and female WCs
- 25 car parking spaces
- EPC B
- Kitchenette facilities
- LED lighting



**Features**

- 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

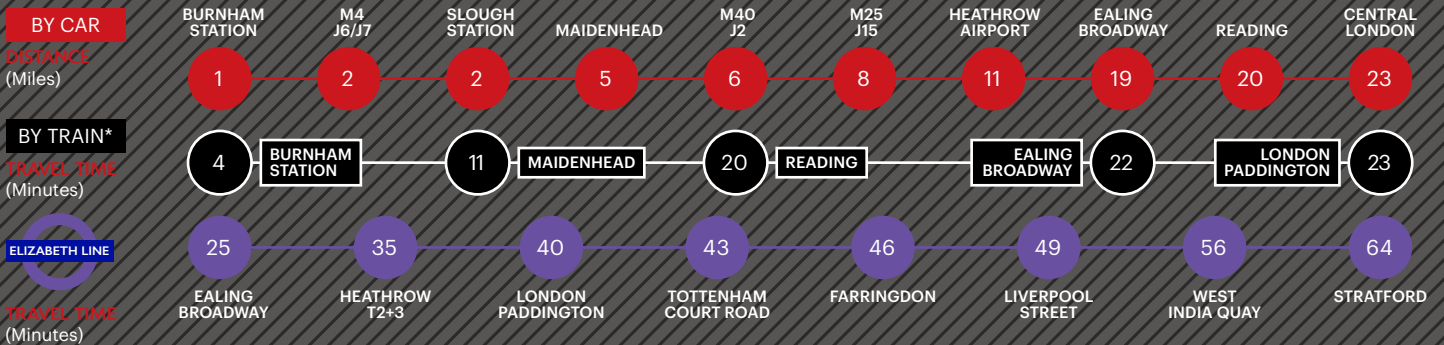
**Location**

- Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, offering fast and direct services to London Paddington, also benefitting from the Elizabeth Line, providing enhanced connectivity

**Estate Amenities**

- 11 Places to eat
- 2 High street banks
- Hotel accommodation
- Multiple fitness facilities
- 2 Nurseries
- Health centre
- Dedicated bus service

**Connections**



For more information please visit **STE. SEGRO.com** or contact our agent:

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