

slough trading estate

7A FAIRLIE
ROAD
SL1 4PY

**33,768 SQ FT
(3,137 SQ M)
NEWLY REFURBISHED
WAREHOUSE UNIT TO LET**

SEGR



GRADE A WAREHOUSE



SMART BUILDING TECHNOLOGY



SUSTAINABLE



MODERN OFFICE SPACE



ESTABLISHED LOCATION



7A Fairlie Road works harder, is smarter and puts your needs at the centre of everything. Situated on the established and successful Slough Trading Estate, the unit has been designed and refurbished with the customer in mind.



10M CLEAR EAVES HEIGHT

14M CLEAR EAVES HEIGHT

QUALITY WITHOUT COMPROMISE

WAREHOUSE

- Minimum clear eaves height of 10m (rising to 14m on party wall)
- 6 electric up and over loading doors
- Very heavy floor loading
- Exceptional height for up to 4,042 UK pallets*
- Power upgrades available

USE

- B1, B2, B8
- 24/7 – no hours of use restrictions

EXTERNAL

- Secure, dedicated 30m yard
- 50 allocated car parking spaces

OFFICES

- Ground floor reception
- Fully fitted first floor offices with LG7 PIR lighting, raised access floors, suspended ceilings and electric heaters
- WCs at ground and first floor levels
- 8 person passenger lift
- Ability to add offices at ground floor level

**Estimation based on
pallet height of 1.5m*



SPACE FOR A MODERN BUSINESS

FLOOR AREAS	SQ FT	SQ M
FIRST FLOOR OFFICE	3,482	323
GROUND FLOOR OFFICE	2,220	206
WAREHOUSE	28,066	2,607
TOTAL	33,768	3,137

ALL AREAS ARE APPROXIMATE AND CALCULATED ON A GROSS EXTERNAL BASIS



BUILDING BETTER ENVIRONMENTS



7A Fairlie Road meets some of the highest sustainability standards available, and has been designed to enable businesses to reduce their carbon footprint and deliver financial efficiencies for every occupier.



EPC RATING A



PV PANELS



EV CHARGING



ENERGY EFFICIENT
LED LIGHTING



CYCLE STORAGE AND
SHOWER FACILITIES

YARD DEPTH
30M



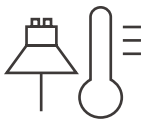
DRIVEN BY DATA

7A Fairlie Road is equipped with our SMART Core package, which features smart building technology and dedicated sensors to give real-time information about how the building is running and how it can become more efficient, reduce costs, and create a better working environment.

SMART Core package will measure environmental data, energy use, motion, air quality and water consumption, among other things.



ENERGY USE
Energy and gas consumption reported on an hourly basis



ENVIRONMENTAL DATA
Measuring temperature, humidity and lighting levels



MOTION AND SPACE
Identifying how people move and interact with the space



WATER CONSUMPTION
Measuring water usage and trends



INDOOR AIR QUALITY
Measuring CO₂ and Total Volatile Organic Compounds (TVOCs)

IDEAL LOCATION

With an unrivalled location at the heart of the Thames Valley, 7A Fairlie Road also benefits from everything the Slough Trading Estate has to offer. Home to many of the world's most successful companies, the estate has developed a reputation as a world class location for business.

ON THE ROAD

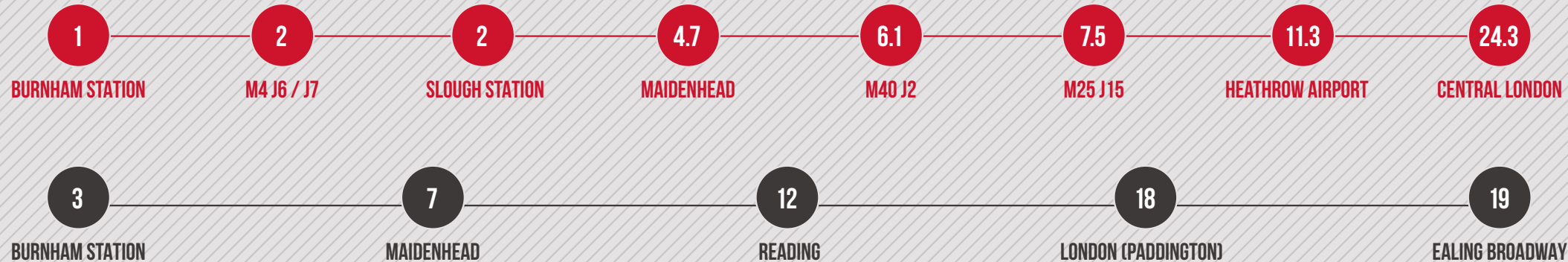
Less than 2 miles from Junctions 6 & 7 of the M4, to the south, and 6 miles from Junction 2 of the M40, which provide excellent access to the M25, Heathrow Airport & the wider national motorway network.

CONNECTED BY RAIL

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



DISTANCE & TIMES



FOR MORE INFORMATION PLEASE
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