

## Location

Langley offers a unique location due its excellent national and international transport connections. Langley Business Centre is situated adjacent to the railway station. The station provides direct trains to Paddington, Hayes & Harlington, Slough and Reading within a 5 minute walk of the property. Travelling by car, the M4 motorway is reached in just over a mile at Junction 5, which is just one junction from the M25. Proposed Morrison's supermarket development close to the property.



## Future Transport Infrastructure Plans



### Langley welcomes Crossrail

Langley will benefit from London's new 'Crossrail' rail service due for completion in 2019. This new rail link will provide direct rail services from Langley straight to principal London locations including Bond Street, Tottenham Court Road and Canary Wharf. Passengers will benefit from faster journey times and will not need to change on to the London Underground to continue their journey at Paddington Station.

### Western Rail Access to Heathrow

In addition, planning is underway to construct a direct rail link from the West of England and Wales to Heathrow. Langley will be on this line, providing direct trains to Heathrow airport in under 15 minutes.

Visit [www.langleybusinesscentre.co.uk](http://www.langleybusinesscentre.co.uk)

## Timings

M4 J5	1.3 miles
M25 J15	3.5 miles
Heathrow	6 miles
Central London	20 miles
Uxbridge Tube Station	4.8 miles
Pinewood Movie Studios	3.4 miles
Windsor Castle	4.5 miles

Source: The AA



## Terms

The property is available to let on a new lease direct from the freeholders, on a full repairing and insuring basis, for a term by arrangement, subject to periodic rent reviews.

MISREPRESENTATIONS ACT 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.  
Designed by Zest Design & Marketing Ltd 020 7079 3090. October 2013 (00824).



020 8759 4141

8 The Square, Stockley Park, Uxbridge UB11 1FW

Lambert  
Smith  
Hampton

01628 676001  
[www.lsh.co.uk](http://www.lsh.co.uk)

Up to 15,328 sq ft (1,424 sq m)

FULLY REFURBISHED MODERN OFFICE SPACE WITH 70 CAR PARKING SPACES TO LET

# Welcome to Quattro:



## Description

The premises comprise a two-storey modern office building, with new glazed entrance reception area. A full refurbishment has been carried out creating high quality office space in an open plan format. The floors can be let separately or they can be divided. Langley Business Centre boasts a secure landscaped community of major occupiers.



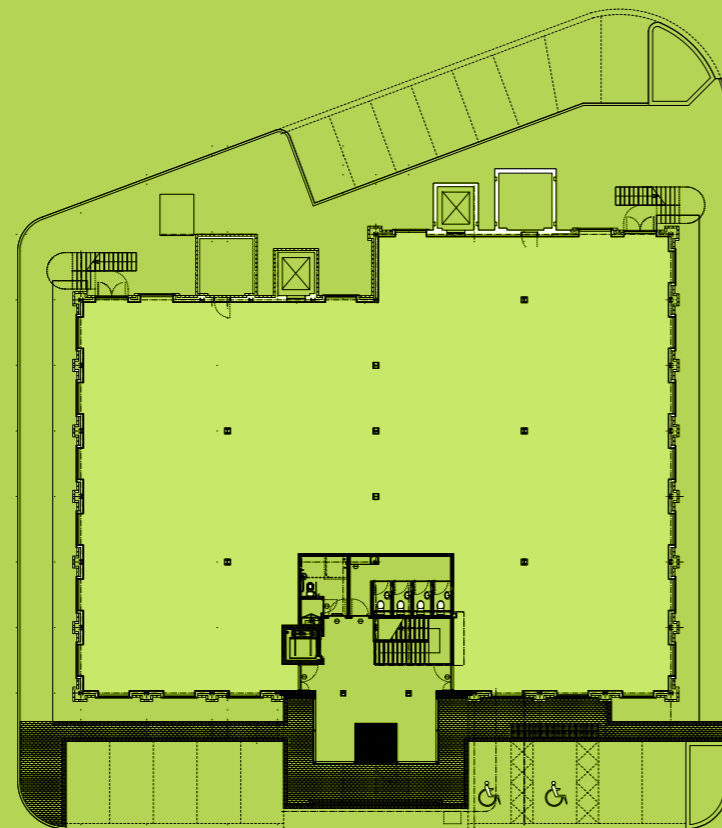
Ground Floor

## Amenities

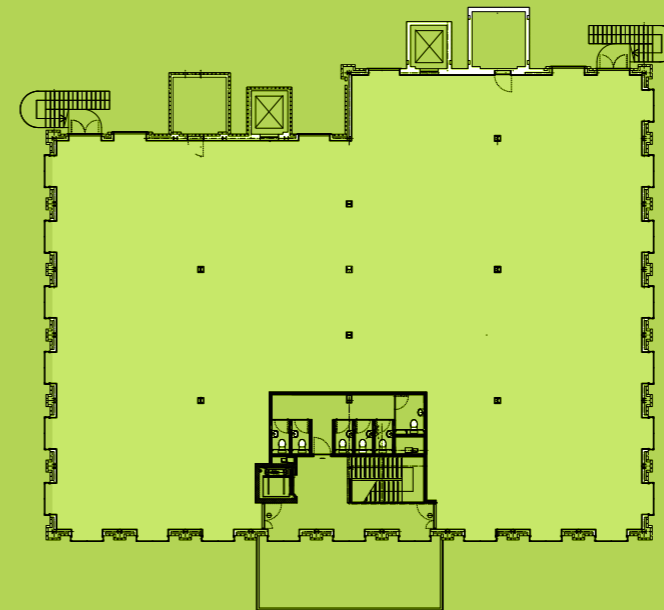
- 70 parking spaces (ratio 1:222 sq ft)
- New air-conditioning cassette units
- Raised floors
- Fully carpeted
- Superloos on both floors
- Prestige glazed reception area
- New suspended ceilings and lighting
- On-site security
- New passenger lift



Ground Floor Plan



First Floor Plan



First Floor

## Accommodation

First floor	7,427 sq ft	690 sq m
Ground floor	7,406 sq ft	688 sq m
Reception	495 sq ft	46 sq m
<b>Total</b>	<b>15,328 sq ft</b>	<b>1,424 sq m</b>

