

To Let

5F Canal Wharf, Langley, Berkshire, SL3 6EG

2,245 sq ft (208.57 sq m) GIA

- RECENTLY REFURBISHED
- Eaves height 3.8m
- Rising to 5.77m at apex



Location

Canal Wharf, Langley is a well-established commercial location approximately 2 miles east of Slough Town Centre. The site is immediately opposite Langley railway station which provides direct services to London Paddington, Hayes and Harlington, Slough and Reading. Langley will further benefit from the additional connections provided by Crossrail from 2019.

Road connections are excellent; Canal Wharf is just 1.5 miles from M4 Junction 5, 4.5 miles from M40 Junction 1 and 5.5 miles from M25 Junction 16. Heathrow Airport is approximately 6 miles south-east of the property.

Description

Specification

Situated on an established industrial estate, unit 5F Canal Wharf is an end-of-terrace warehouse unit benefiting from ground floor offices, roller shutter door and WC's. The units is to be refurbished to provide good quality accommodation. The unit also benefits from being well catered for in regards to car parking, with additional estate car parking opposite the unit.

Accommodation

Unit	sq ft	sq m
Total	2,245	208.56

Terms

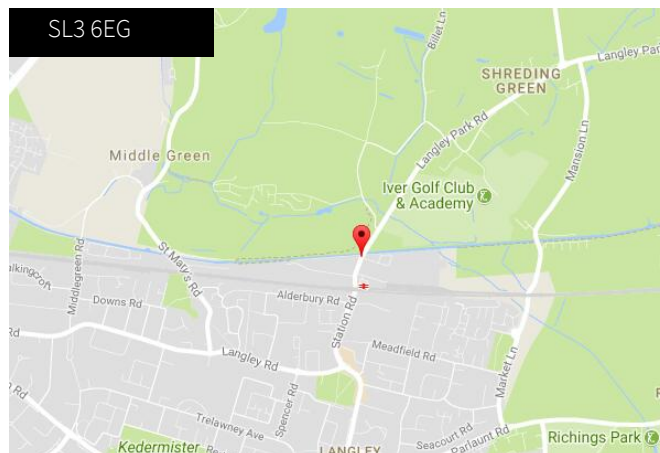
The accommodation is available by way of a new lease on terms to be agreed.

EPC

This property has been graded as 135 F.

Rent

Available on Request



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