

LANGLEY PARK

WATERSIDE DRIVE, LANGLEY, SLOUGH SL3 6AD



INDICATIVE PHOTO

WAREHOUSE / INDUSTRIAL UNITS 5,920 TO 11,946 SQ FT TO LET

LOCATION

Langley Park is situated on Waterside Drive which is accessed from Station Road/Langley Park Road, one of Langley's main commercial areas. Langley Station which is 7 minutes walk provides fast service to London Paddington in 30 minutes.

OFFICE

- Suspended ceilings
- Perimeter trunking
- LG3 lighting
- Kitchenette

WAREHOUSE

- To be refurbished
- Gated estate
- Access to both M4 & M40
- Eaves height of 8m
- Full height loading doors
- Dedicated yards which can be secured if required
- Unrestricted 24 hour use

EXTERNAL

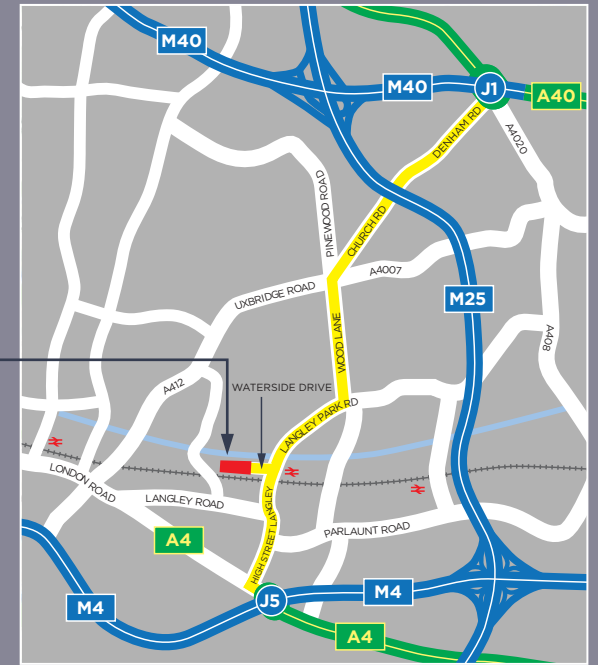
- Dedicated yards which can be secured
- 18 car parking spaces
- Automated entry gate



SAT NAV REF
SL3 6AD

COMMUNICATIONS

M4 Junction 5	1.6 miles
M40 Junction 1	4.8 miles
Heathrow Terminal 5	6.0 miles
Heathrow Cargo Terminal	6.7 miles



ACCOMMODATION

UNIT 7	sq ft	sq m
OFFICES	947	88
WAREHOUSE	4,972	462
TOTAL	5,919	550
UNIT 8	sq ft	sq m
OFFICES	936	87
WAREHOUSE	5,091	473
TOTAL	6,027	560
COMBINED TOTAL	11,946	1,110

Measurements are on a GIA basis.



TERMS

The units are available on Full Repairing and Insuring Leases on terms to be agreed.

EPC

C 57

VIEWING

Strictly through sole agent.



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