

To Let

**Unit 5D, Station Road, Canal Wharf , Langley,
Slough, SL3 6EG**

2,221 sq ft (206.34 sq m) GIA

- UNDER REFURBISHMENT
- New Roller Shutter Door
- Mid-Terrace Unit
- Generous Estate Parking



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.

Specification

Situated on an established industrial estate, the unit is a mid-terrace warehouse unit benefiting from a electric roller shutter door and WC's. The unit 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 on the site, in close proximity to the unit.

Terms

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

Energy Performance Rating

UNDER REFURBISHMENT

EPC

Available upon request.

Rent

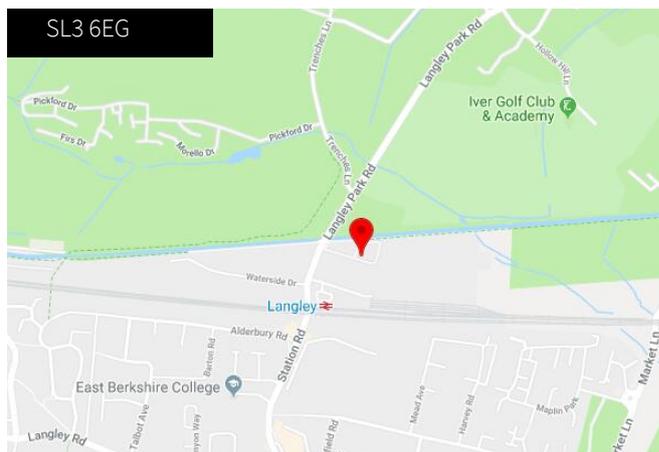
Available on Request

Business Rates

Available on request

Service Charge

Available on request



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