

# To Let

**Unit 6 Langley Park, Waterside Drive, Langley,  
Slough, Berkshire, SL3 6AD**

5,441 sq ft (505.49 sq m) GEA

- To be refurbished
- Gated Estate
- Access to both M4 & M40
- Unrestricted 24 Hour Use



## 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 a 7 minute walk provides fast service to London Paddington in 30 minutes.

## Amenities

### WAREHOUSE

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

### OFFICE

- Suspended ceilings
- Perimeter trunking
- LG3 lighting
- Kitchenette

### EXTERNAL

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

## Accommodation

UNIT 6	SQ FT	SQ M
First Floor Offices	899	83.52
Offices	4,542	421.97
Total	5,441	505.49

Measurements are on a GEA basis

## 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

## Terms

The unit is available on Full repairing and insurance leases on terms to be agreed.

## EPC

Available upon request.

## Rent

Available on Request



## Contacts

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