

# LANGLEY PARK

WATERSIDE DRIVE, LANGLEY, SLOUGH SL3 6AD



INDICATIVE PHOTO

An investment managed by  
**AberdeenStandard**  
Investments

**MODERN WAREHOUSE /  
INDUSTRIAL UNIT  
5,441 SQFT (505.49 SQM) TO LET**

## BENEFITS

- Gated estate
- Access to both M4 & M40
- Unrestricted 24 hour use

## LOCATION

The 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.

In 2019 Langley Station will become fully operational as a Crossrail station. Travel time to Bond Street central London will be 23 minutes.

## WAREHOUSE

- Eaves height of 8m
- Full height loading door
- Dedicated yard which can be secured if required
- Unrestricted 24 hour use

## OFFICE

- Suspended ceilings
- Perimeter trunking
- LG3 lighting
- Kitchenette

## EXTERNAL

- 9 car parking spaces
- Automated entry gate



## 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



INDICATIVE PHOTO



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UNIT 6	sq ft	sq m
WAREHOUSE	4,542	421.97
FIRST FLOOR OFFICES	899	83.52
<b>TOTAL GEA</b>	<b>5,441</b>	<b>505.49</b>

Measurements are on a GEA basis.



## TERMS

The unit is available on a full repairing and insuring lease term to be arranged.

## VIEWING

Strictly through sole agent.



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