

To Let

**Unit 4, Station Road, Canal Wharf , Station Road,
Canal Wharf, Langley, Slough, SL3 6EG**

2,047 sq ft (190.17 sq m) GIA

- 3.8m Eaves Height
- Electric Roller Shutter Door
- Adjacent to Crossrail Station
- Fully Refurbished
- Last Unit Remaining



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 units are a mid-terrace warehouse unit benefiting from roller shutter door and WC's. The unit has been fully 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.

Accommodation

The unit comprises a single floor warehouse with toilet facilities. Access is provided on both elevations with an electric roller shutter door covering a glass pedestrian access door. While there is also a rear loading door with an electric roller shutter door. The also unit benefits from a separate single story outhouse which can be used for storage of goods.

Terms

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

Energy Performance Rating

EPC commissioned

EPC

This property has been graded as Exempt: EPC has been commissioned, will be available in less than 28 days.

Rent

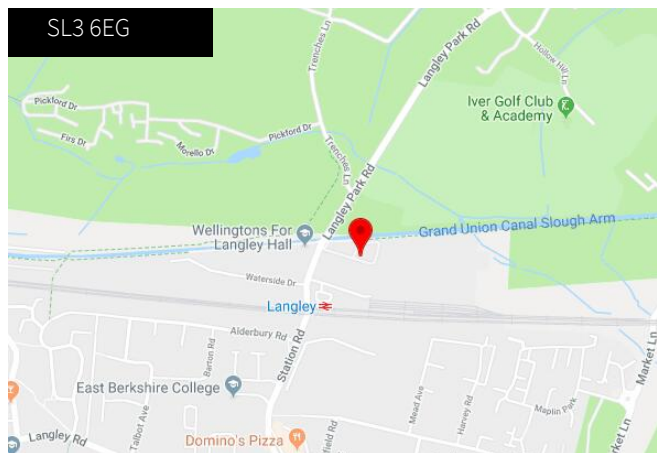
Available on Request

Business Rates

Available on request

Service Charge

Available on request



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