

Unit B Axis Park | Sutton Lane | Langley | Slough | SL3 8AG

To Let

**21,492 SQ FT (1,997 SQ M)**  
**PRIME MODERN INDUSTRIAL / WAREHOUSE**



## Location

Unit B is located off Sutton Lane within Axis Park, an established estate with neighbouring occupiers including Royal Mail and Hellman Logistics. Train stations in close proximity include Langley Station (2.1 miles) and Iwer Station (1.6 miles) connecting on the overground and Elizabeth Line to Abbey Wood and Maidenhead.

Junction 5 of the M4 is strategically positioned 1.4 miles away, benefitting from further access to Junction 15 of the M25, providing routes to the national motorway network.



## Travel



### ROAD

M4 J5	1.6 miles
M25 J15	3.1 miles
Heathrow Airport	4.7 miles
Reading	23.7 miles
London	28 miles

Source: Google Maps



### TRAINS

London Paddington	28 minutes
Tottenham Court Road	34 minutes
Maidenhead	18 minutes
Slough	6 minutes



## Description

Unit B, Axis Park is a semi-detached warehouse of steel portal frame construction with corrugated steel clad elevations.

Internally, the warehouse has a minimum eaves height of 8.15 metres and 9.42 metres to the apex. There are translucent rooflights throughout the warehouse accommodation with two level loading doors measuring 5.13m (h) x 3.99m (w). Furthermore, the warehouse benefits from concrete flooring, LED down lighting and a dedicated staff break out / locker area.

In addition, the warehouse benefits from first floor office accommodation and ancillary space led through from the main reception area to the entrance of Unit B. The first floor office accommodation includes the following:

- Kitchenette / break out space
- Large board meeting room
- Open plan accommodation
- Air conditioning / electrical heating
- WC's

Externally, there is a secure gated yard with a depth of 29 metres and separated marked parking spaces for 27 vehicles.



**8.15 metre minimum eaves height**



**2 x full height electric roller shutter doors**



**Secure yard**



**27 allocated parking spaces**



**3 phase power**



**First floor office accommodation**



## Accommodation

The property comprises the following Gross External Area (GEA):

	Sq ft	Sq m
Warehouse / Ground Floor	19,288	1,792
First Floor Offices	2,204	205
<b>TOTAL</b>	<b>21,492</b>	<b>1,997</b>





SECURE YARD



ELECTRIC ROLLER SHUTTER DOORS



1ST FLOOR KITCHENETTE

## Tenure

The property is available by way of a sublease or assignment expiring 14th January 2029, for a term to be agreed.

## Availability

The unit is available to occupy Q1 2025 subject to agreement of the legal documentation.

## VAT

VAT is applicable at the prevailing rate.

## Business Rates

The current rateable value is £252,500

For further business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk)

## Service Charge

There is an estate charge levied for the upkeep of the communal areas of the estate. Further information is available upon request.

## EPC

C-40

## Legal Costs

Each party are to be responsible for their own legal costs incurred in any transaction.

## Viewing

For viewing and further information, please contact the sole agents:



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