



# To Let

**Rare Opportunity to Occupy Newly Refurbished  
Modern Industrial / Warehouse Premises close  
to Langley Town Centre**

- Eaves 7.35m rising to 9m
- Loading Door 4m (w) x 4.78m (h)
- First Floor Offices
- 10 Car Parking Spaces
- 20m Deep Service Yard
- Gated Estate 24/7 Access and Use
- In Close Proximity to M4 and M40 Motorways
- Within Walking Distance of Langley Crossrail Station

## **Unit 9, Langley Business Park**

Waterside Drive, Slough, Langley, SL3 6AD

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**6,519 sq ft**

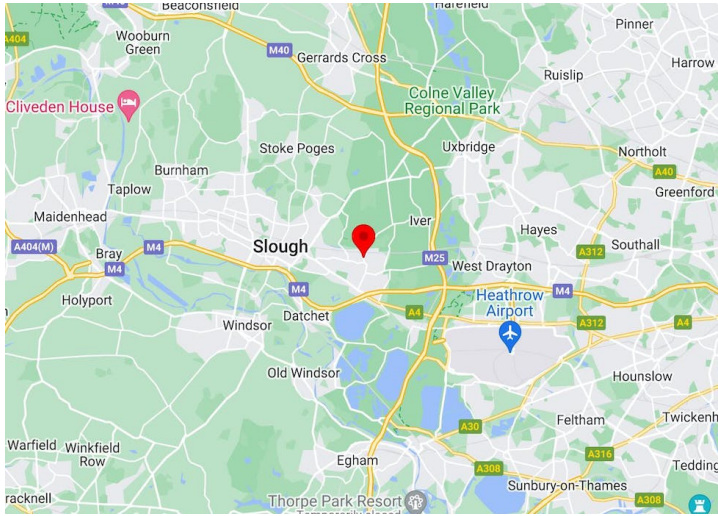
605.63 sq m

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**Reference: #130502**

# Unit 9, Langley Business Park

Waterside Drive, Slough, Langley, SL3 6AD



## Summary

Available Size 6,519 sq ft / 605.63 sq m

EPC EPC exempt - Currently being constructed or undergoing major refurbishment

## Location

Forming part of a well-established commercial area within Langley, Waterside Drive is situated just off Station Road and Langley Park Road (B470) in close proximity to Langley Town Centre and Langley Crossrail Station. Heathrow Airport is located 6 miles away and J5 of the M4 is just 1.6 miles away.

Langley Park is within a 7 minute walk of Langley Crossrail Station providing fast train services to London Paddington and Reading.

Local occupiers include DH Mansfield, The British Shop, Virgin Media and John Good Logistics.

## Specification

Unit 9 benefits from the following

- Modern End of Terrace Industrial / Warehouse Unit
- Clear Internal Height - 7.35m rising to 9.0m
- 1 x Level Access Loading Doors 4m (w) x 4.78m (h)
- Energy Efficient LED Warehouse Lighting
- Fitted First Floor Offices
- WCs and Kitchenette
- 10 allocated parking spaces
- Dedicated Loading Area Max Depth 20m
- 24/7 Access and Use on Secure Gated Estate

## Accommodation

Comprising the following GEA Gross External Areas.

Description	Sq ft	Sq m
Warehouse	5,107	474.46
Office	1,412	131.18
<b>Total</b>	<b>6,519</b>	<b>605.64</b>

## Terms

Available by way of a full repairing and insuring lease on terms to be agreed.

## Viewings

Strictly via Sole Agents JLL, see contacts below.

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