



Unit 6, Langley Park

Langley, SL3 6AD

Modern High Specification Industrial / Warehouse Unit

5,441 sq ft
(505.49 sq m)

- Refurbished Unit
- Secure Gated Estate
- 8.35m Eaves
- 1 Loading Door
- 9 Allocated Spaces
- 23m Yard Depth
- 24/7 Access
- Warehouse Lighting
- Kitchenette & Shower
- M4 (J5) 1.6 Miles Away
- Walking Distance to Langley Station

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Summary

Available Size	5,441 sq ft
Rent	Rent on application
Rates Payable	£41,040 per annum
Rateable Value	£85,500
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

The property comprises a mid terrace modern warehouse/industrial unit of steel portal frame construction, incorporating a combination of brickwork and profile metal clad elevations beneath a pitched roof. The unit benefits from a full height electric loading door, extensive glazing to the office frontage, and a generous forecourt providing loading and parking facilities within a well maintained landscaped industrial estate.

Location

Langley Park is a multi-unit Industrial Estate located in between Slough and Heathrow on Waterside Drive in Langley. The estate is approximately 2 miles east of Slough town centre and located immediately opposite Langley railway station which provides direct Elizabeth Line services to London Paddington, Hayes and Harlington, Slough and Reading.

Road connections are excellent; Langley Connect is just 1.6 miles from M4 Junction 5, 4.6 miles from M40 Junction 1 and 5.6 miles from M25 Junction 16.

Heathrow Airport is approximately 6.7 miles south-east of the property.

Accommodation

The accommodation comprises the following gross external areas:

Name	sq ft	sq m
Ground - Warehouse	4,542	421.97
1st - Offices	899	83.52
Total	5,441	505.49

Viewings

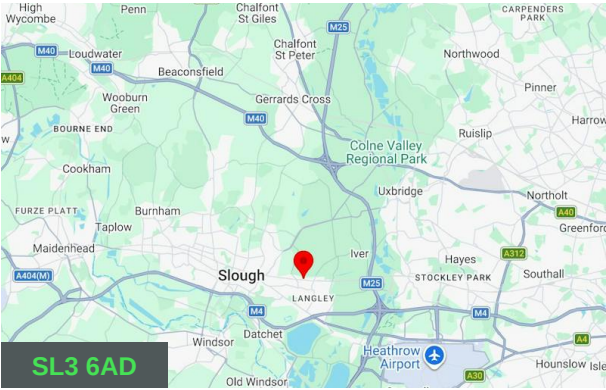
Strictly by appointment via the sole joint agents.

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.



Viewing & Further Information



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