



Unit 2, Langley Park

Waterside Drive, Langley, SL3 6AD

Modern High Specification Industrial / Warehouse Unit - To be Refurbished

16,165 sq ft
(1,501.78 sq m)

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

Unit 2, Langley Park, Waterside Drive, Langley, SL3 6AD

Summary

Available Size	16,165 sq ft
Rent	Rent on application
Rates Payable	£116,160 per annum
Rateable Value	£242,000
Service Charge	£14,871.80 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

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
Unit - 2	16,165	1,501.78
Total	16,165	1,501.78

Viewings

Strictly by appointment via the sole joint agents - COGENT & LOGIX PROPERTY

Terms

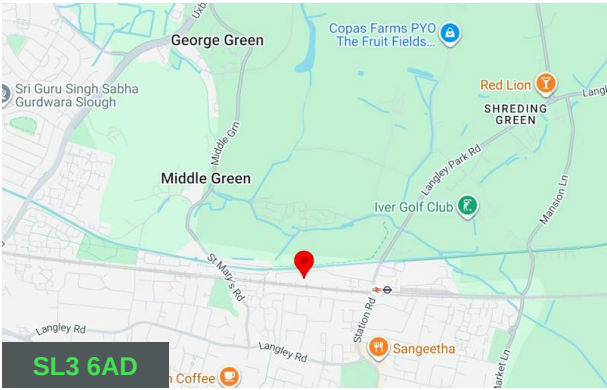
A new FRI lease is available on terms to be agreed. Details available upon request.

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.

Miscellaneous

Photos advertised are indicative of the property being marketed.



Viewing & Further Information



Ben Rowe
07841 460 300
ben.rowe@logixproperty.com



John Pocock
07766 072273
john.pocock@logixproperty.com

Tom Lowther (COGENT REAL ESTATE)
07939 836117
tl@cogentre.co.uk

Alex Adjei (COGENT REAL ESTATE)
07346 809 962
aa@cogentre.co.uk

