



Unit 6, Langley Park

Langley, SL3 6AD

Modern Industrial / Warehouse High Spec Terrace Unit

5,441 sq ft
(505.49 sq m)

- 8.35m eaves
- 1 loading door
- 9 allocated spaces
- Yard Depth 23m
- 24/7 access
- Secure gated estate
- Kitchenette & Shower
- GF/FF WCs
- Refurbished unit
- M4 (J5) 1.6 Miles Away

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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)

Location

Langley Park s a well established commercial location approximately 2 miles east of Slough town centre. The site is 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

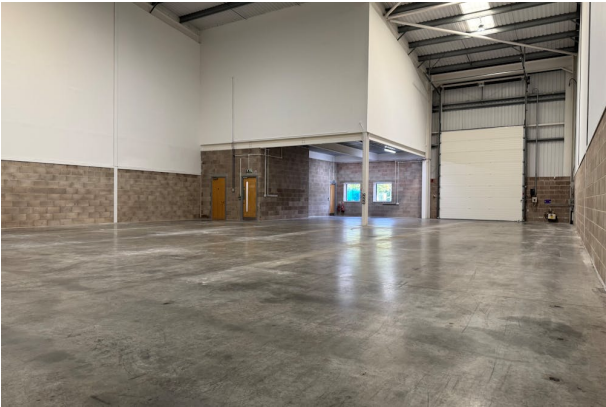
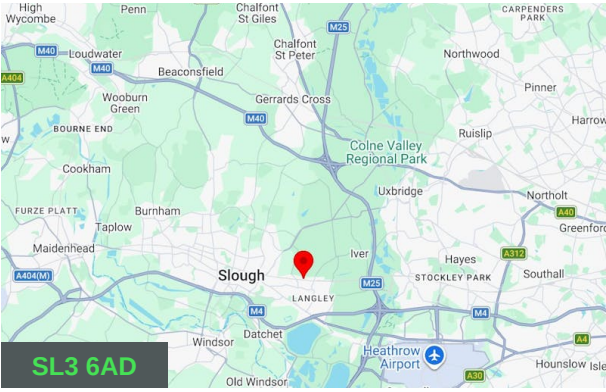
Strictly by appointment via the sole joint agents.

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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