



Unit 4 Langley Quay

Waterside Drive, Langley, SL3 6EY

Offices to let in prime location near Langley Station

7,310 sq ft
(679.12 sq m)

- Air conditioned
- Raised floors & carpeted
- 31 on site car parking spaces
- Reception area
- Passenger lift
- Male/female WC's
- Within easy reach of Heathrow Airport
- Local amenities within walking distance

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Summary

Available Size	7,310 sq ft
Business Rates	On application
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Unit 4 comprises ground and first floor offices. The ground floor is open plan while the first floor is majority open plan with a series of individual offices/ meetings rooms.

Both floors benefit from a raised floor, air conditioning, carpeted with a kitchenette and male/ female WC's. There is also a passenger lift, reception area with 31 car park spaces on site (to the front and side).

Location

Langley Quay is 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 1.5 miles from M4 Junction 5, 4.5 miles from M40 Junction 1 and 5.5 miles from M25 Junction 16.

Heathrow Airport is approximately 6 miles south-east of the property.

Accommodation

The accommodation comprises the following areas:

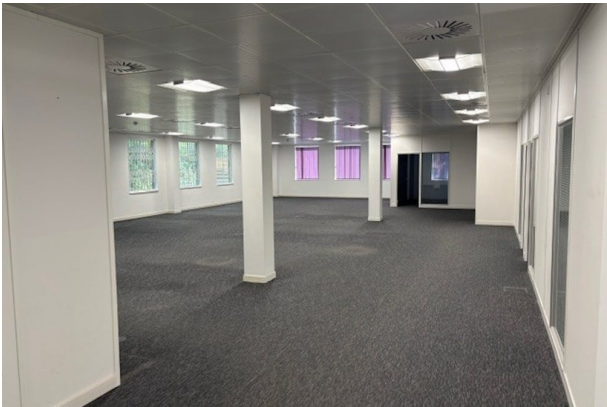
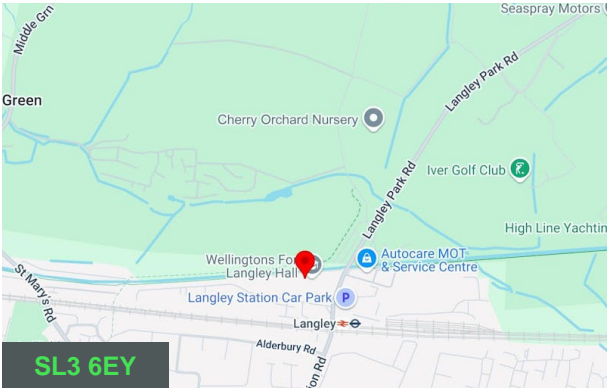
Name	sq ft	sq m	Availability
Ground	3,655	339.56	Available
1st	3,655	339.56	Available
Total	7,310	679.12	

Viewings

Strictly by appointment via the sole agents.

Terms

The property is available by way of an assignment of the existing lease. Details available upon application.



Viewing & Further Information



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