
Central London
Heathrow Airport
M25
M4 J5
M25 J15
M25 J16
M40 J1A
Langley Park Rd
B470
Langley Station
Waterside Drive
Station Road
Langley Town Centre
Premier Paper
2
The British Shop
Cummins
6
7/8
Action Global Logistics Ltd
Grand Union Canal Slough Arm
Secure yard
Langley Park
Waterside Drive ■ Langley ■ Slough SL3 6AD
TO LET
MODERN INDUSTRIAL UNITS & SECURE YARD
24/7 unrestricted access / use
Secure estate with automated gate entry
M4 Junction 5 1.6 miles
Heathrow Airport Cargo Terminal 6.7 miles
Langley Station Elizabeth Line 0.4 miles/9 min walk
Langley Town Centre 0.4 miles/9 min walk

Eaves height
8m > 11.2m

x2

2 loading doors
4m (W) x 4.79m (H)

18.3m

Dedicated service yard
max. depth 18.3m

x21

21 allocated
car parking spaces

Clear span column free
warehouse space

Purpose built first floor
offices with A/C

Kitchenette
& shower

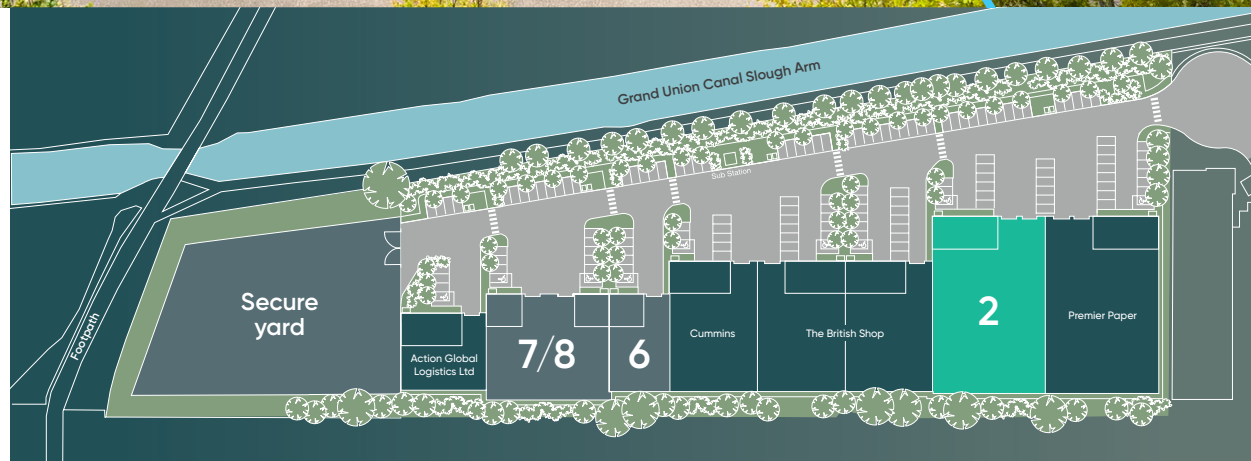
Under
refurbishment



Accommodation

Comprising the following Gross External floor areas:

	sq ft	sq m
Warehouse	15,382	1,429
First Floor Offices	1,593	148
TOTAL (GEA)	16,975	1,577





Unit 6 Langley Park

- Eaves height 7.5m > 9m
- 1 loading door 4m (W) x 4.78m (H)
- Dedicated service yard
- 9 allocated car parking spaces
- Clear span column free warehouse space
- Purpose built first floor offices with A/C
- Kitchenette & shower
- Newly refurbished





Accommodation

Comprising the following Gross External floor areas:

	sq ft	sq m
Warehouse	4,522	421.97
First Floor Offices	899	83.52
TOTAL (GEA)	5,441	505,49

Unit 7/8 Langley Park

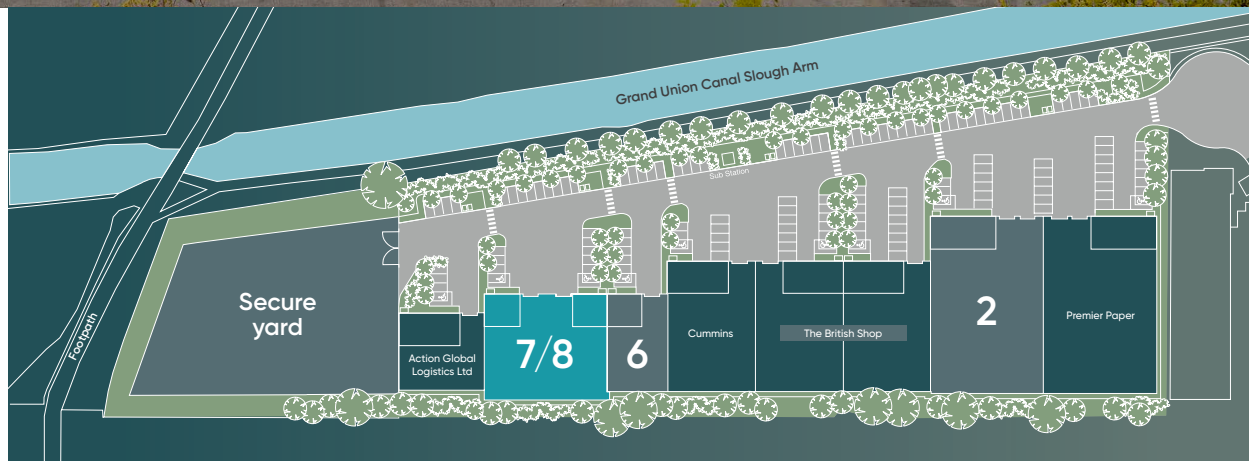


- Eaves height 8.35m > 9.70m
- 2 loading doors 4m (W) x 4.79m (H)
- Fenced & gated secure yard
- 16 allocated car parking spaces
- Clear span column free warehouse space
- Purpose built first floor offices with A/C
- Kitchenette & shower
- Under refurbishment

Accommodation

Comprising the following Gross External floor areas:

	sq ft	sq m
Warehouse	10,044	933
First Floor Offices	1,894	176
TOTAL (GEA)	**11,938**	**1,109**

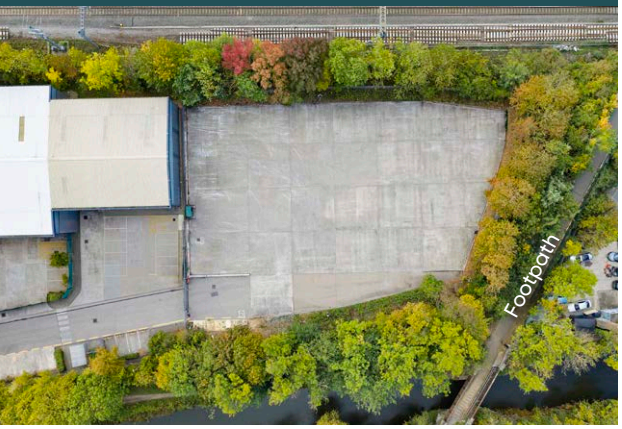


Power & water

CCTV & lighting

24/7 access & use

Secure & gated

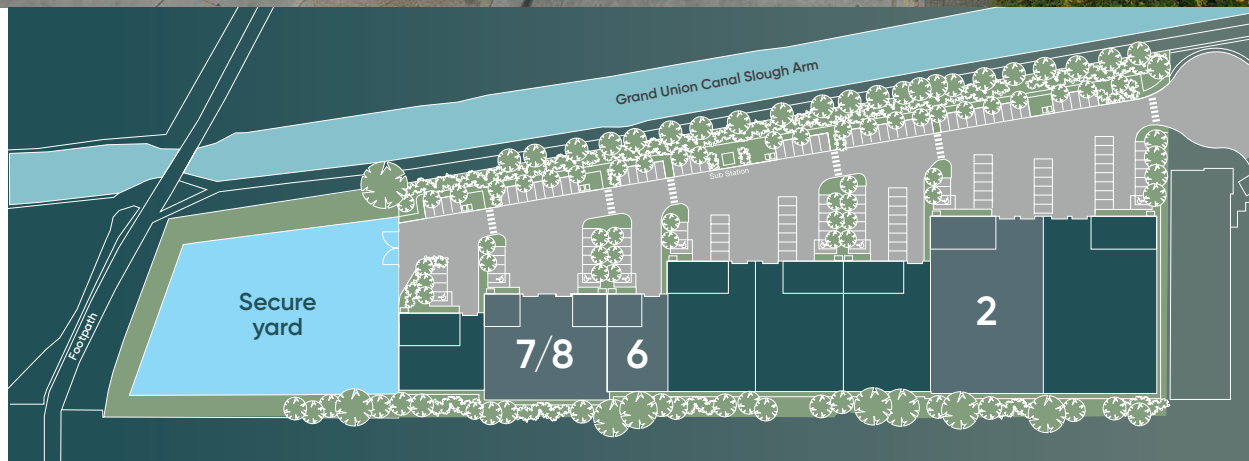


Secure yard

Langley Park

28,019 sq ft/ 0.64 acres

Rare opportunity to occupy secure surfaced yard with services near Heathrow. Available to lease separately or together with Unit 2 or 7/8.



Langley Park

Waterside Drive ▪ Langley

SAT NAV: **SL3 6AD**



Location

Langley Park is a multi-unit industrial estate located between Slough and Heathrow on Waterside Drive in Langley.

The M4 (J5) is located just 1.6 miles away, the M25 (J15) is located just 3.9 miles away, and Heathrow Airport Cargo Terminal is located just 6.7 miles away.

Langley Town Centre and its Elizabeth Line railway station are located in close proximity, just 0.4 miles and less than a 10 minute walk away.



Viewing & further information

To arrange a viewing or for further information contact:

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Terms

Available by way of a Full Repairing and Insuring FRI Lease on terms to be agreed.

EPC

Available on request.

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Designed by: Ovation Creative Ltd, +44 (0)7889 982136.