



**CLEAR SPAN INDUSTRIAL WAREHOUSE UNIT WITH 2 LOADING DOORS
TO BE REFURBISHED**

TO LET 15,622 SQ FT (1,451.3 SQ M)
AVAILABLE Q1 2025

 **UNIT D2**
HEATHROW WEST BUSINESS PARK
LANGLEY / BERKSHIRE / SL3 8PN

J4B/J15

M25

A4

UNIT D2

M4

SUTTON LANE

HEATHROW WEST
BUSINESS PARK



AXIS PARK



PARLAUNT ROAD



Computer generated images

LOCATION

Unit D2 forms part of Heathrow West Business Park, which offers both modern warehouse and office units in a corporate, landscaped, business park setting. The park is located at the junction of Parlaunt Road and Heron Drive, 0.5 miles from Langley town centre and 3.5 miles from Slough town centre.

The M4/M25 interchange is within 2 miles, providing easy access to the national motorway network and Heathrow Airport. Langley is also well located for access to the M40 via Uxbridge. A range of retail amenities to include Tesco Express, SPAR and Costa are within walking distance, along with Langley Leisure Centre.

Langley Station is a 15 minute walk away, which provides Elizabeth Line services into London Paddington in 27 minutes, Bond Street in 30 minutes and Reading in 27 minutes (source: Google maps).

DESCRIPTION

Unit D2 comprises a clear span warehouse / business unit of steel portal frame construction. The unit is to undergo refurbishment throughout.

The warehouse benefits from 6.4m clear internal height up to 8.3m at the apex; high bay LED lighting, 2 electric loading doors and a dedicated service yard.

The building would suit a range of occupiers to include hi-tech, R&D, laboratory and light industrial / storage uses.

ACCOMMODATION

Approximate gross external areas:

	sq ft	sq m
First Floor Office	2,367	219.9
Ground Floor Warehouse	13,255	1,231.4
TOTAL (GEA)	15,622	1,451.3



SPECIFICATION

The unit is to undergo refurbishment and will benefit from the following:

- **HIGH QUALITY CLEAR SPAN WAREHOUSE**
- **6.4M CLEAR INTERNAL HEIGHT RISING TO 8.3M**
- **2 GROUND LEVEL LOADING DOORS**
- **DEDICATED LOADING AREA**
- **36 CAR PARKING SPACES**



