Industrial/warehouse premises on a **secure site** of **2.31 acres**

UNITS AVAILABLE SEPARATELY OR AS A WHOLE



Langley Park Rd, Langley SL3 6EG



Canal Wharf

INDUSTRIAL/WAREHOUSE



Eaves height
Unit 1: 9.3m–11.3m
Unit 2: 9.2m–10.9m



Clear span space



3 phase electricity



4 level access loading doors (2 per unit) Unit 1: 5.4m(w) x 5.4m(h)

Unit 2: 4.5m(w) x 4.3m(h)



New LED lights

OFFICES



Suspended ceilings



HQ reception



Central heating with supplementary comfort cooling



Male and female WCs



Kitchenette / tea point facilities

EXTERNAL



Secure site



Excellent car parking



EV charging points



Weighbridge facility



24/7 access



Barrier entrance system





Langley Connect comprises **two detached modern industrial/warehouse buildings** on a secure self-contained site of approximately **2.31 acres**. The units are of clear span, steel portal frame construction and are to be extensively refurbishment throughout.

FLOOR AREAS

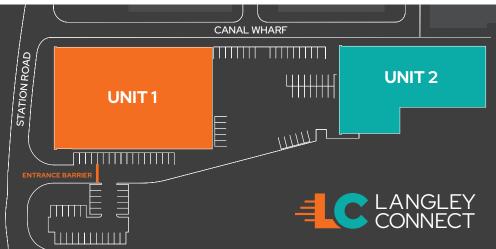
(APPROX. GROSS EXTERNAL AREAS)

UNIT 1	SQ M	SQ FT
WAREHOUSE	2,332	25,101
OFFICE	701	7,550
TOTAL	3,033	32,651
UNIT 2	SQM	SQ FT
WAREHOUSE	1,705	18,347
OFFICES	286	3,080
TOTAL	1,991	21,427
COMBINED TOTAL	5,024	54,078











LOCATION

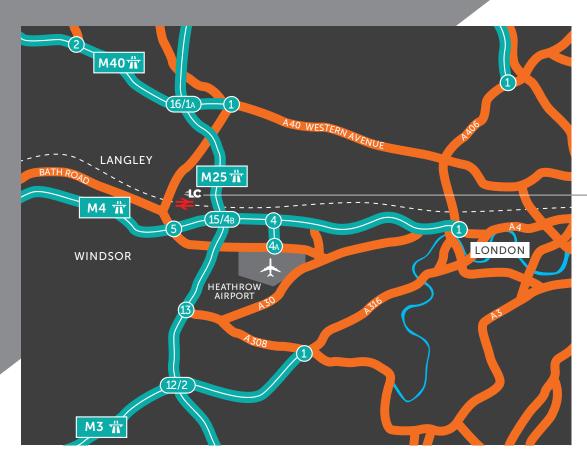
Langley Connect is a well-established commercial location approximately 2 miles east of Slough town centre. The site is immediately opposite Langley railway station which provides direct Elizabeth Line services to London Paddington, Hayes and Harlington, Slough and Reading.

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.

EPC RATING

Targeting EPC **B** following refurbishment.



VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint sole agents:



Sarah Downes 07856 003 033 sarah.downes@jll.com

James Newton 07701 230 718 james.newton1@jll.com



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

John Pocock 07766 072 273 john.pocock@logixproperty.com

LEASES

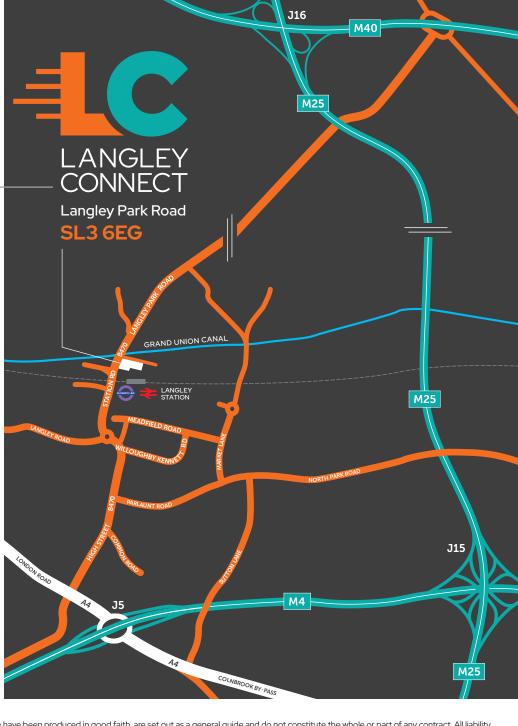
A new lease is available directly from the landlordsfor a term by arrangement.

RATES

Interested parties are advised to make their own enquiries.

RENT

On application



Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. Note: Internal photographs show the building when last occupied by SIS. The tenant has since vacated the premises and, whilst certain improvements remain, most of the company's business effects have since been removed. June 2025.