

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

UNITS AVAILABLE **SEPARATELY** OR **AS A WHOLE**



Langley Park Rd, Langley **SL3 6EG**

**21,427–54,078 sq ft**  
(1,991–5,024 sq m)

**TO LET**



Langley Station



**UNDER  
REFURBISHMENT**





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.

## 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



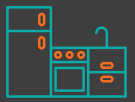
HQ reception



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



Under  
refurbishment



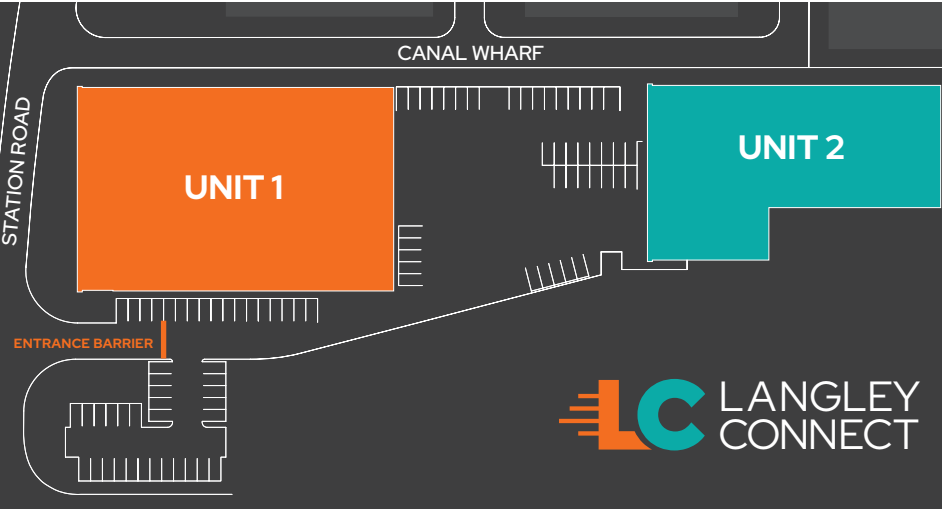
# FLOOR AREAS

(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    | SQ M  | 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.



