

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

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



Station Road, Langley, Slough **SL3 6EG**

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

TO LET



1

2



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 being extensively refurbished 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



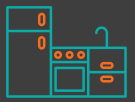
HQ reception



Central heating
with supplementary
comfort cooling



Male and female
WCs and
showers



Kitchenette /
tea point
facilities

EXTERNAL



Secure
site



Excellent
car parking



EV charging
points



Weighbridge
facility



24/7 access



Barrier entrance
system



Under
refurbishment

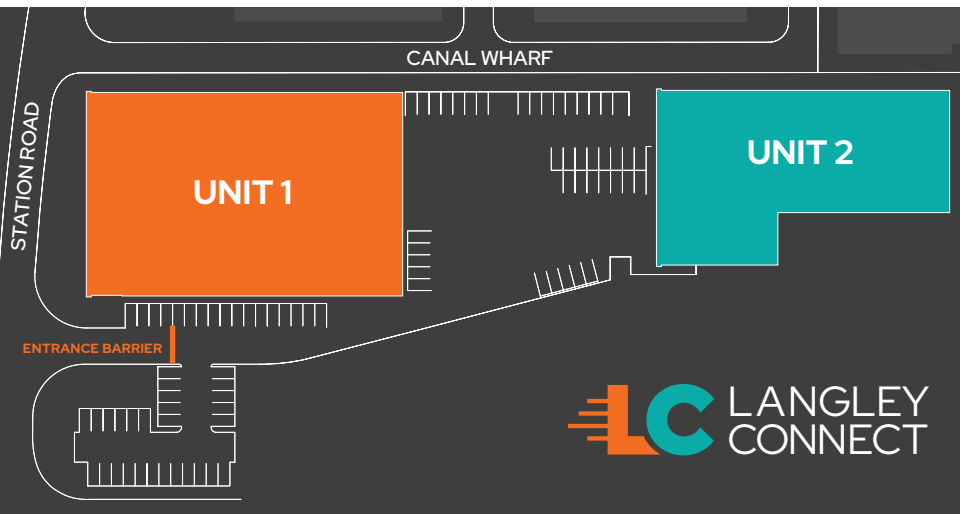
FLOOR AREAS

(APPROX. GROSS EXTERNAL AREAS)

UNIT 1	SQ M	SQ FT
WAREHOUSE	2,332	25,101
OFFICES	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
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LOCATION

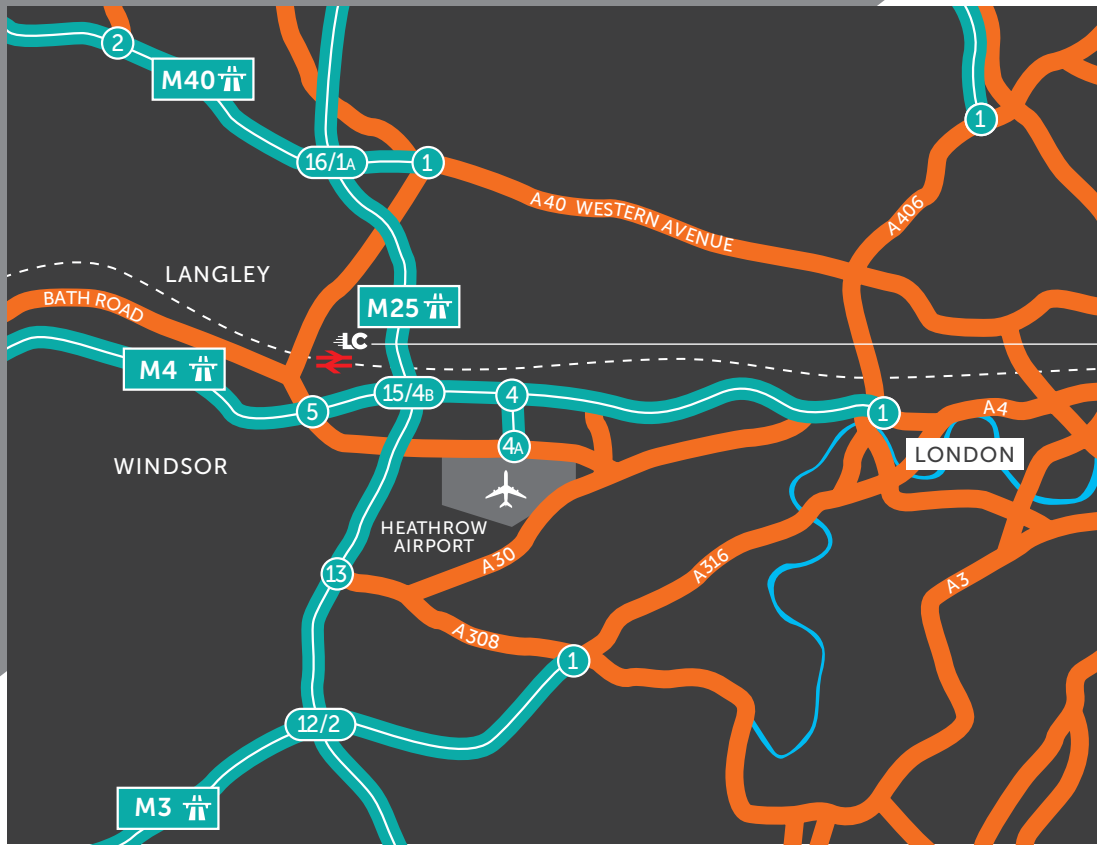
Langley Connect is a well-established commercial location approximately 2 miles east of Slough town centre. The site is immediately opposite Langley railway station which provides direct Elizabeth Line services to London Paddington, Hayes and Harlington, Slough and Reading.

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 A 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

New leases are available directly from the landlords for a term by arrangement.

RATES

Interested parties are advised to make their own enquiries.

RENT

On application.

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