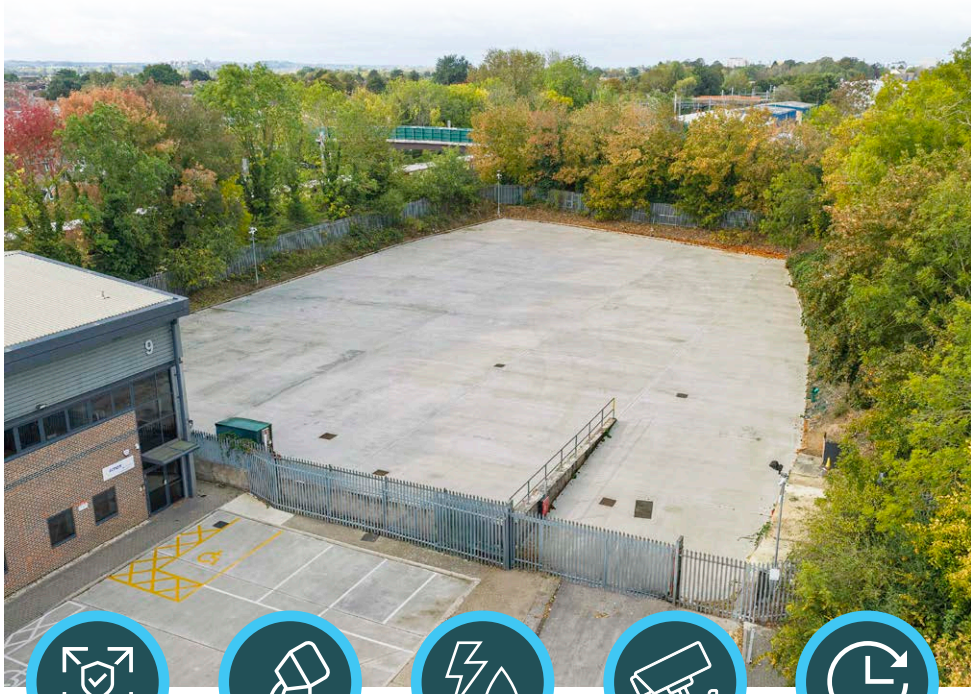


Rare opportunity to occupy secure surfaced yard with services near Heathrow

SECURE YARD TO LET
28,019 SQ FT/0.64 ACRES

Langley Park

Waterside Drive ▪ Langley ▪ Slough **SL3 6AD**



- Secure industrial/open storage yard
- Concrete surfaced
- Power & water
- CCTV & lighting
- Unrestricted access / use 24/7

- Secure estate with automated gate entry
- M4 Junction 5 1.6 miles
- Heathrow Airport Cargo Terminal 6.7 miles
- Langley Train Station Elizabeth Line 0.4 miles / 9 min walk
- Langley Town Centre 0.4 miles / 9 min walk

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:

logix PROPERTY

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07841 460300
ben.rowe@logixproperty.com

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COGENT REAL ESTATE

Tom Lowther
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Terms

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

Business rates RV: £80,000

Interested parties are advised to make their own enquiries. with Local Authority.

Service charge

Service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. November 2026.

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