



TO LET

15,622 sq ft (1,451.3 sq m)

CLEARSPAN INDUSTRIAL WAREHOUSE UNIT

Heathrow West Business Park | Langley | Berkshire **SL3 8PN**



DESCRIPTION

Unit D2 comprises a clear span warehouse / business unit of steel portal frame construction and has been **fully refurbished 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.

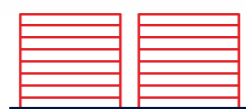
The building would suit a range of occupiers to include hi-tech, R&D, laboratory and light industrial/storage uses.



HIGH QUALITY
CLEAR SPAN
WAREHOUSE



6.4M CLEAR
INTERNAL HEIGHT
RISING TO 8.3M



2 GROUND
LEVEL LOADING
DOORS



DEDICATED
LOADING AREA
(SHARED YARD)



FITTED AIR
CONDITIONED
OFFICES



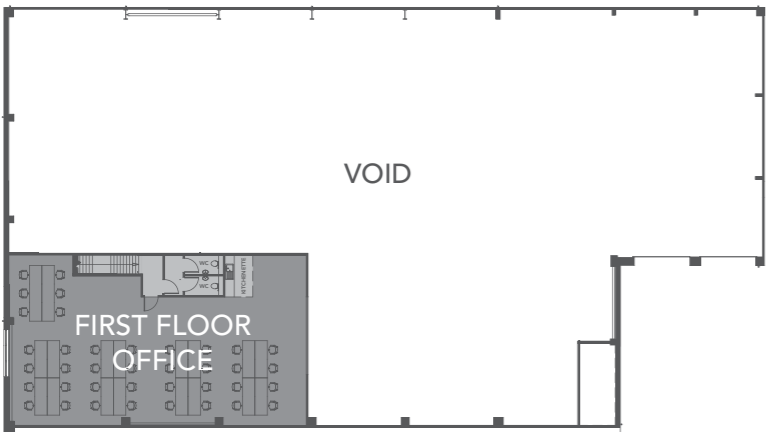
36 CAR PARKING
SPACES INCL.
EV PROVISION



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



TERMS

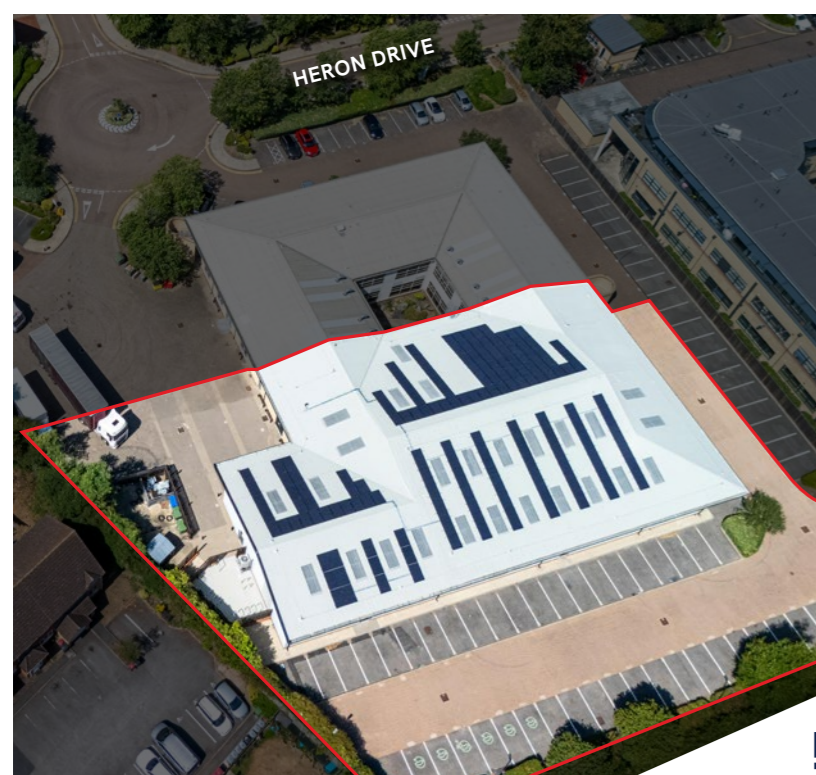
A new FRI lease is available direct from the landlord.
Rent upon application. Renewable power available via PV
cells. PPA to be agreed separately.

EPC RATING

EPC: A.



UNIT D2



UNIT **D2**

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** which 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	27 mins
Bond Street	30 mins
Reading	27 mins

(Source: Google maps)



UNIT D2

UNIT D2



HeathrowWest
BUSINESS PARK



J4B/
J15

M25

A4

M4

Axis
Park



SUTTON LANE



Royal Mail



HERON DRIVE

PARLAUNT ROAD

J5



VIEWINGS

To arrange a viewing, please contact the joint sole letting agents:



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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2025.

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