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**TO LET**

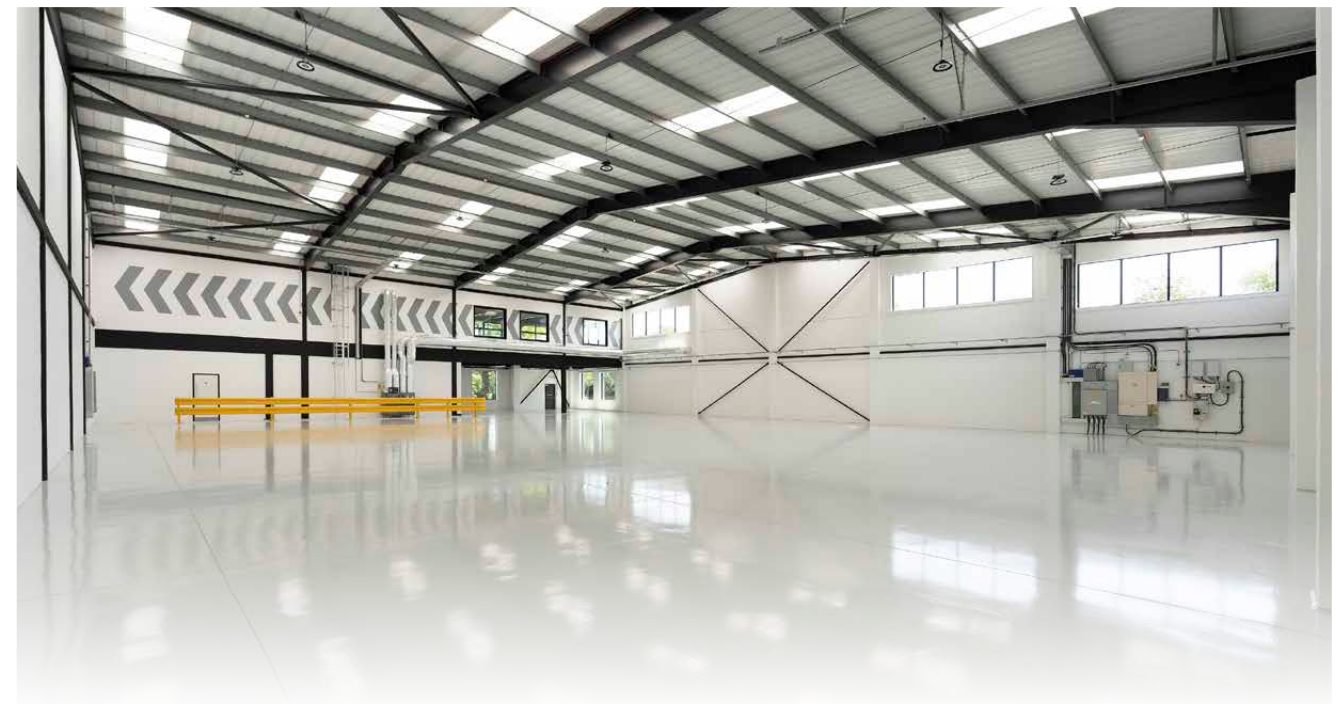
**14,702 – 29,407 sq ft**

**INDUSTRIAL / WAREHOUSE / R&D UNITS**

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



**Heathrow West**  
BUSINESS PARK



**UNITS**

## DESCRIPTION

**Units E & F** each comprise a clear span industrial / R&D unit of steel portal frame construction and are **fully refurbished throughout**.

The units benefit from 8m clear internal height, high bay LED lighting, 2 ground

level loading doors and a large dedicated loading yard to the rear.

The buildings can be combined and would suit a range of occupiers, including hi-tech, R&D, laboratory, and light industrial or storage uses.



**HIGH QUALITY  
CLEAR SPAN  
WAREHOUSE**



**8M CLEAR  
INTERNAL HEIGHT**



**2 ELECTRIC  
LEVEL ACCESS  
LOADING DOORS**



**LARGE DEDICATED  
LOADING YARD  
TO REAR**



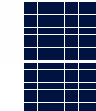
**PASSENGER  
LIFTS**



**DOUBLE HEIGHT  
RECEPTION  
AREA**



**FIRST FLOOR  
AIR CONDITIONED  
OFFICES**



**NEW ROOFTOP  
SOLAR PANELS**



**EV CHARGING  
POINTS**



**GENEROUS CAR  
PARKING SPACES  
& LORRY BAYS**

ACCOMMODATION

Approximate gross external areas:

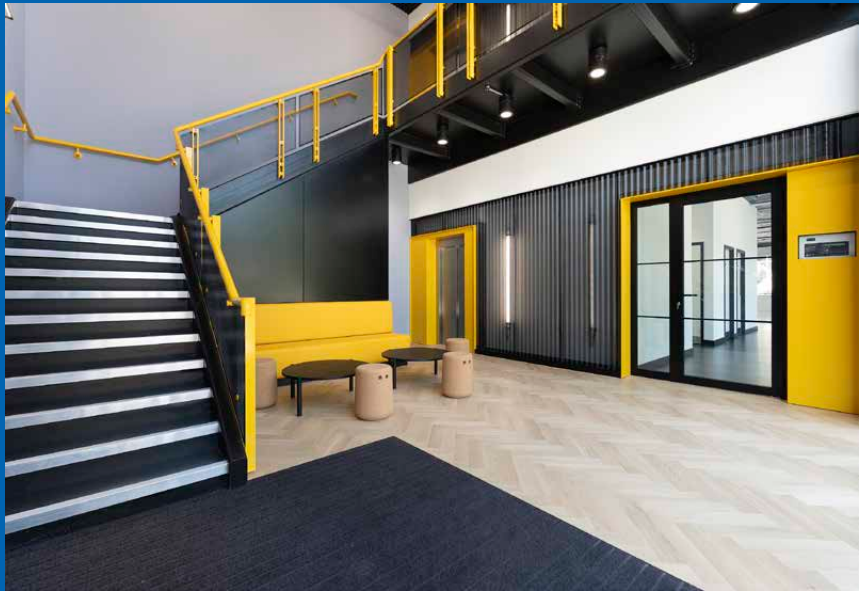
| UNIT E                 | sq ft  | sq m    |
|------------------------|--------|---------|
| Ground Floor Warehouse | 12,660 | 1,176.2 |
| First Floor Office     | 2,042  | 189.7   |
| TOTAL (GEA)            | 14,702 | 1,365.9 |

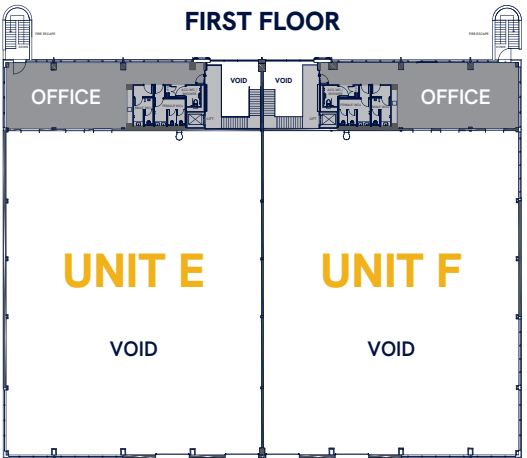
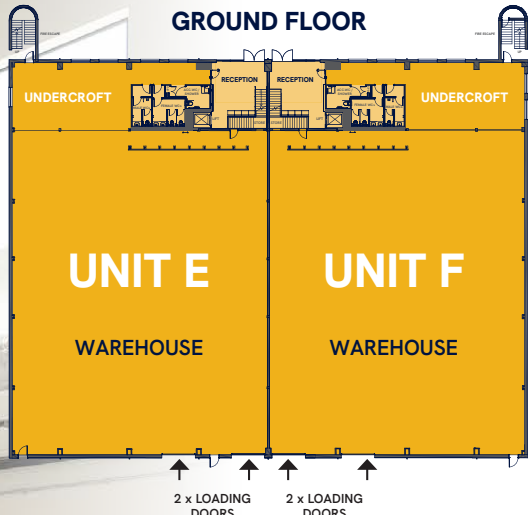
| UNIT F                 | sq ft  | sq m    |
|------------------------|--------|---------|
| Ground Floor Warehouse | 12,667 | 1,176.8 |
| First Floor Office     | 2,038  | 189.3   |
| TOTAL (GEA)            | 14,705 | 1,366.1 |

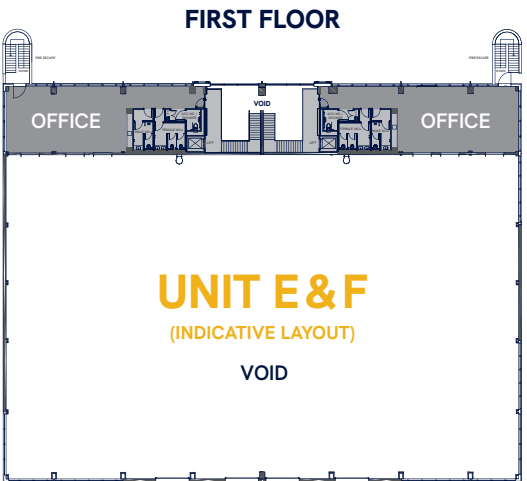
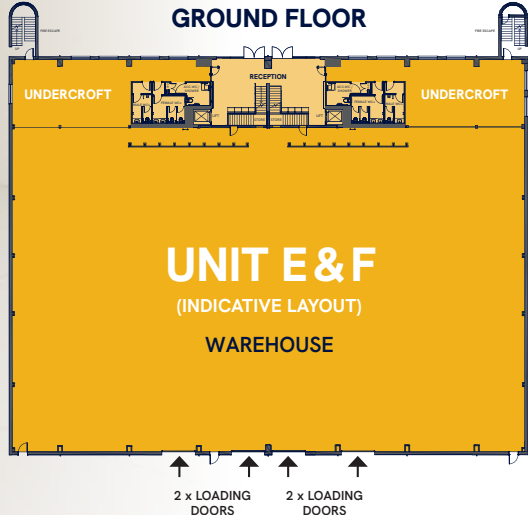
|                      |        |       |
|----------------------|--------|-------|
| UNITS E & F COMBINED | 29,407 | 2,732 |
|----------------------|--------|-------|

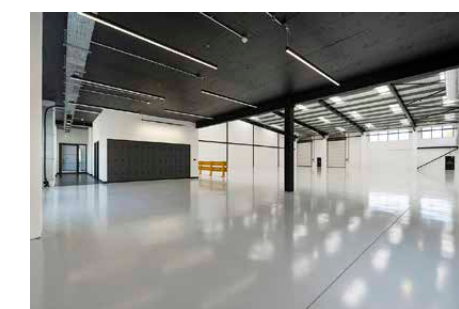


INDIVIDUAL UNITS



COMBINED SINGLE UNIT





## 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+.





# Heathrow West BUSINESS PARK

LANGLEY / BERKSHIRE SL3 8PN

## LOCATION

Units E & F form 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)



UNITS **E&F**

UNITS  
**E&F**



HeathrowWest  
BUSINESS PARK

SUTTON LANE



Royal Mail

Axis  
Park



DHL

HERON DRIVE

PARLAUNT ROAD

J5 



## VIEWINGS

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



**Sarah Downes**  
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sarah.downes@jll.com

**Harry Tanner**  
07707 863 738  
harry.tanner@jll.com



**Nick Hardie**  
07732 473 357  
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**Freddie Chandler**  
07935 769 627  
freddie.chandler@hollishockley.co.uk

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 2026.

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

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