



## 7/8 Langley Park

Waterside Drive, Langley, SL3 6AD

### **High Eaves Modern Warehouse Premises in walking distance of Langley Town Centre and its Elizabeth Line Train Station**

**11,062 sq ft**  
(1,027.69 sq m)

- To Be Refurbished (See Indicative Photos)
- Eaves Height 8.35m > 9.70m
- 2 x Loading Door 4m (W) x 4.79m (H)
- Large Service Yard
- 16 Allocated Car Parking Spaces
- M4 (J5) 1.6 Miles Away

Summary

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Available Size | 11,062 sq ft                                                               |
| Rent           | Rent on application                                                        |
| EPC Rating     | EPC exempt - Currently being constructed or undergoing major refurbishment |

Location

Langley Park is a multi-unit Industrial Estate located in 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.

Accommodation

See Gross Internal GIA Floor Area as listed below, the property will be measured on a Gross External GEA Floor Area as of 01/10/2026.

| Name       | sq ft  | sq m     |
|------------|--------|----------|
| Unit - 7/8 | 11,062 | 1,027.69 |
| Total      | 11,062 | 1,027.69 |

Specification

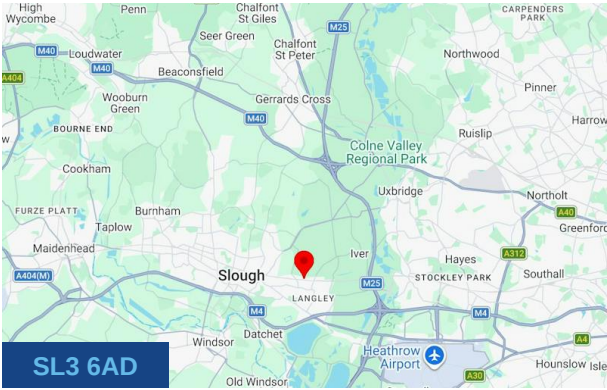
- Modern Industrial/Warehouse High Spec Terrace Unit
- Eaves Height 8.35m > 9.70m
- Eaves Height Below Frame 7.5m > 9.0m
- 2 x Loading Doors 4m (W) x 4.78m (H)
- Large Service Yard
- 16 Allocated Car Parking Spaces
- Metal Profile Clad Roof with Rooflights
- Glazed Personnel Entrance / Reception
- Purpose Built First Floor Offices
- GF/FF WCs
- Kitchenette & Shower
- 24/7 Access / Use
- Secure Gated Estate with Automated Gate Entry
- M4 (5) 1.6 Miles
- Heathrow Airport Cargo Terminal 6.7 miles
- Langley Town Centre / Elizabeth Train Station 0.4 miles / 9 minute walk
- To Be Refurbished - See Indicative Photos

Terms

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

Viewings

Strictly via the joint sole agents LOGIX PROPERTY & COGENT REAL ESTATE



Viewing & Further Information



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