



6 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**

5,441 sq ft

(505.49 sq m)

- To Be Refurbished
- Eaves Height 8.35m > 9.70m
- 1 x Loading Door 4m (W) x 4.79m (H)
- Yard Depth 23m
- 9 Allocated Car Parking Spaces
- M4 (J5) 1.6 Miles Away

6 Langley Park, Waterside Drive, Langley, SL3 6AD

Summary

Available Size	5,441 sq ft
EPC Rating	B (42)

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

Comprising the following Gross External GEA Floor Areas:

Name	sq ft	sq m
Unit - Warehouse	4,542	421.97
1st - Offices	899	83.52
Total	5,441	505.49

Specification

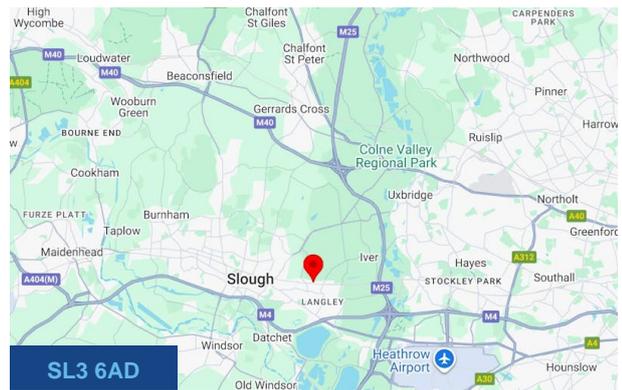
- Modern Industrial/Warehouse High Spec Terrace Unit
- Eaves Height 8.35m > 9.70m
- Eaves Height Below Frame 7.5m > 9.0m
- 1 x Loading Door 4m (W) x 4.78m (H)
- Dedicated Service Yard Max Depth 23m
- 9 Allocated Car Parking Spaces
- Metal Profile Clad Roof with Rooflights
- Glazed Personnel Entrance / Reception
- Purpose Built First Floor Offices
- GF/FF WCs
- Kitchenette
- 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

Terms

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

Viewings

Strictly via the sole agents COGENT REAL ESTATE



Viewing & Further Information



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