



1 Canal Wharf, Station Road, Langley, SL3 6EG

To Let
2,058 sq ft

Industrial / Warehouse Unit To Let Newly Refurbished



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Summary

- EPC: C (56)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings



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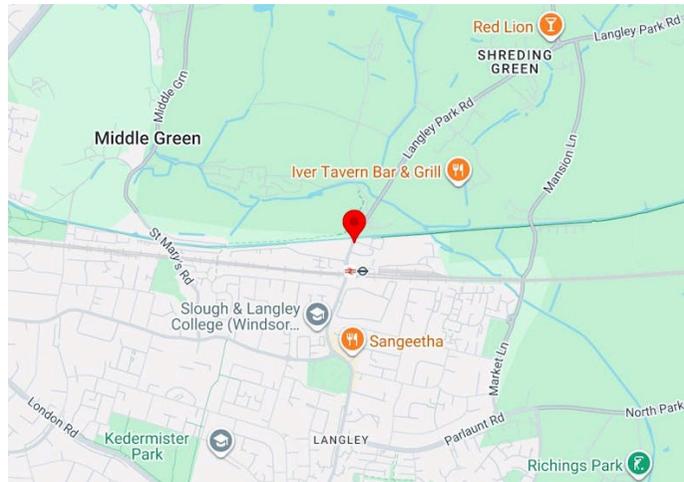


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Joint Agents



Tom Boxall (Telsar Limited)
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Location

The unit is located the front of Canal Wharf off Station Road directly next to the Grand Union Canal. The estate is well positioned close to the M4/M25 motorway networks with Heathrow airport approximately 5.8 miles away.

The property is located within a short walking distance from Langley Station (Elizabeth Line) providing regular national rail services to London Paddington, Reading & Oxford benefitting from journey times of only 24 minutes to Reading, 29 minutes to Bond Street & 36 minutes to Liverpool Street. The immediate surrounding area is made up of a business park environment with modern/hi tech warehousing and offices.

Local occupiers include DH Mansfield, Virgin Media, Datek Solutions & IDX Technology Europe.

Description

The premises comprise a end terrace newly refurbished industrial / warehouse unit of steel portal frame construction with brick elevations beneath a pitched roof. Access to the open plan warehouse gained via an electric roller shutter door serviced by a loading area. The unit further benefits from 3 phase power and a max eaves height of 5.5m. Demised parking spaces are located on the estate.



Accommodation

Description	sq ft	sq m
Warehouse	2,058	191.19
Total	2,058	191.19

Specifications

- Newly refurbished
- 4 min walk to Elizabeth Line (Langley Main Line Station)
- Clear height 3.33m rising 5.5m
- Electric roller shutter
- Loading bay
- 3 Phase power
- Demised parking spaces
- Disabled WC
- Translucent roof panels
- Close proximity to M4

Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).