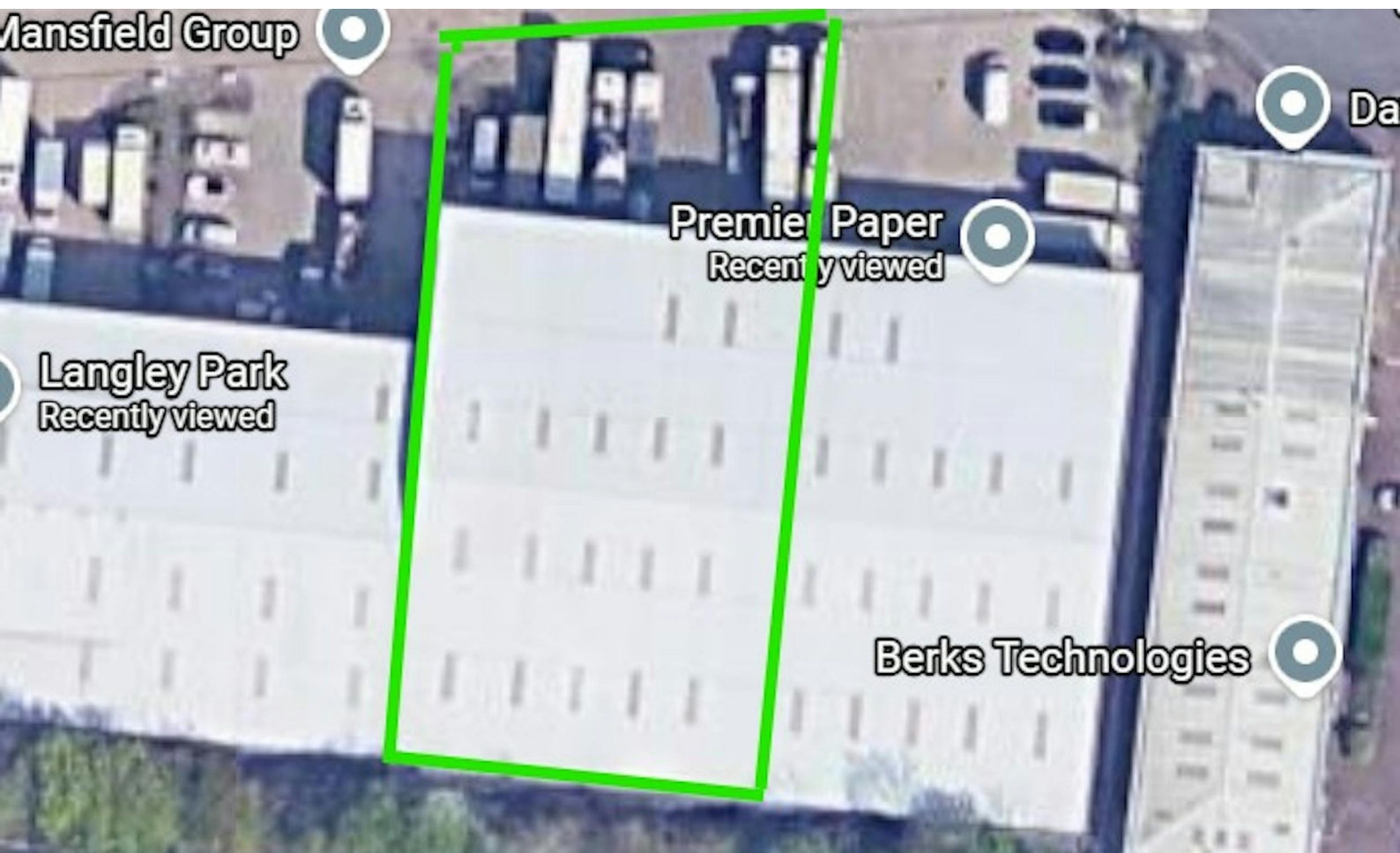




2 Langley Park

Waterside Drive, Langley, SL3 6AD

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

16,652 sq ft
(1,547.02 sq m)

- To Be Refurbished
- Eaves Height 9.4m > 12.2m
- 2 x Loading Doors 4m (W) x 4.79m (H)
- Max Yard Depth 18.3m
- 20 Allocated Car Parking Spaces
- M4 (J5) 1.6 Miles Away

Summary

Available Size	16,652 sq ft
EPC Rating	B (47)

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/Ancillary	15,082	1,401.16
Unit - First Floor Office	1,570	145.86
Total	16,652	1,547.02

Specification

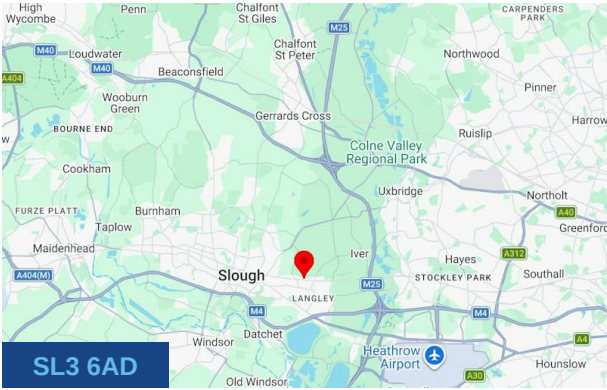
- Modern Industrial/Warehouse High Spec Terrace Unit
- Eaves Height 9.4m > 12.2m
- 2 x Loading Door 4m (W) x 4.79m (H)
- Dedicated Service Yard Max Depth 18.3m
- 20 Allocated Car Parking Spaces
- Metal Profile Clad Roof with Rooflights
- Clear Span Column Free Warehouse Space
- Glazed Personnel Entrance / 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
- See indicative photos

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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