



To Let

Industrial / Warehouse Premises On Secure 2.31 Acre Site

- Minimum 8m clear eaves height
- 37.5kN/sq m floor loading
- 2 level access loading doors (4m clear height)
- Secure yard (local site area 2.31 acres approx)
- 89 car parking spaces

Unit 2, Langley Connect

Langley Park Road, Langley, SL3 6EG

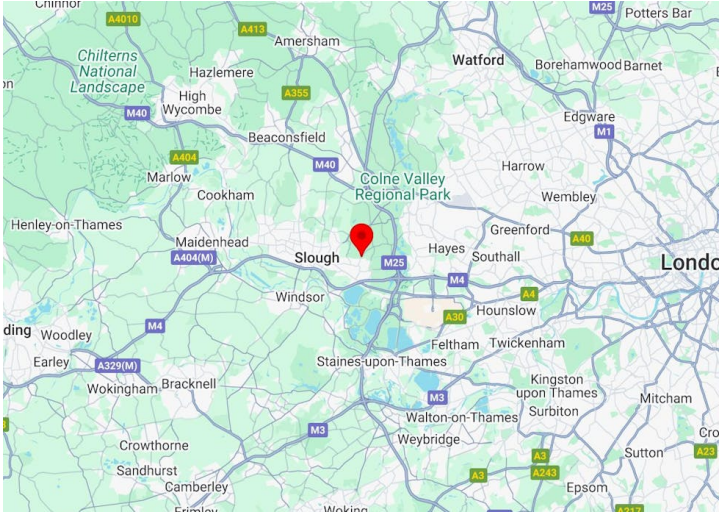
21,427 sq ft

1,990.63 sq m

Reference: #279754

Unit 2, Langley Connect

Langley Park Road, Langley, SL3 6EG



Summary

Available Size	21,427 sq ft / 1,990.63 sq m
EPC	Property graded as B-C (91)

Description

Unit 2 is a detached modern industrial / warehouse buildings on a secure self-contained site of approximately 2.31 acres. The unit is of steel portal frame construction with clear span space and first floor ancillary offices.

Location

Langley Connect is a well established commercial location approximately 2 miles east of Slough town centre. The site is immediately opposite Langley railway station which provides direct services to London Paddington, Hayes and Harlington, Slough and Reading via the Elizabeth Line service. Road connections are excellent; Langley Connect is just 1.5 miles from M4 Junction 5, 4.5 miles from M40 Junction 1 and 5.5 miles from M25 Junction 16. Heathrow Airport is approximately 6 miles south-east of the property.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	18,347	1,704.49
Office	3,080	286.14
Total	21,427	1,990.63

Specification

- Minimum 8m clear eaves height
- 37.5 kN/sq m floor loading
- 3 phase electricity
- 2 level access loading doors (4m clear height) per unit

OFFICES

- Suspended ceilings
- Recessed fluorescent lighting
- Central heating with supplementary comfort cooling
- Male and female WCs
- Kitchenette/tea point facilities

EXTERNAL

- Secure yard (total site area 2.31 acres approx.)
- 89 parking spaces and extensive circulation areas shared between the two units

Terms

A new FRI lease for a term by arrangement is available directly from the Landlords.

Viewings

Strictly through the joint sole agents JLL & Logix

Sarah Downes

07856 003033
sarah.downes@jll.com

James Newton

07701230718