



# 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 1, Langley Connect

Langley Park Road, Langley, SL3 6EG

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**32,651 sq ft**

3,033.38 sq m

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**Reference: #279753**

# Unit 1, Langley Connect

Langley Park Road, Langley, SL3 6EG



## Summary

Available Size	32,651 sq ft / 3,033.38 sq m
EPC	Property graded as B-C (56)

## Description

Unit 1 is a detached modern industrial / warehouse buildings on a secure self-contained site of approximately 2.31 acres shared with Unit 2 Langley Connect. 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.

## 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

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse	25,101	2,331.96
Office	7,550	701.42
<b>Total</b>	<b>32,651</b>	<b>3,033.38</b>

## 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

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