

# To Let

# Industrial / Warehouse Premises On a Secure 2.31 Acre Site

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

# **Langley Connect**

Langley Park Road, Langley, SL3 6EG

21,427 to 54,078 sq ft

1,990.63 to 5,024.01 sq m

Reference: #275745

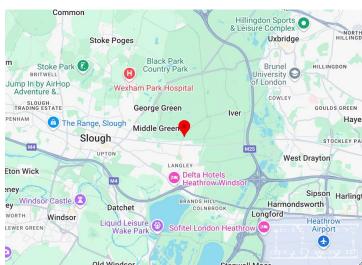


# **Langley Connect**

Langley Park Road, Langley, SL3 6EG







# Summary

Available Size	21,427 to 54,078 sq ft / 1,990.63 to 5,024.01 sq m
EPC	Property graded as B-C

#### Description

Langley Connect comprises two detached modern industrial / warehouse buildings on a secure self-contained site of approximately 2.31 acres. The units are 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
Unit 1	32,651	3,033.38
Unit 2	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
- Fume extract system (Unit 1 only)

#### **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

## **Terms**

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

### Viewings

Strictly through the sole agents JLL

## Sarah Downes

07856 003033

sarah.downes@jll.com

#### **James Newton**

07701230718

james.newton1@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Agentsinsight / Generated on 24/t1/2025