

# SLOUGH

4 Waterside Court, SL3 6EZ



## OFFICE TO LET

**4,894 SQ FT**

- Self-contained office building
- 350m from Langley Station
- 24 car parking spaces (1:204 sqft)
- Existing fit out available

**Self-contained office building to let with 24 parking spaces**

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## Summary

|                       |               |
|-----------------------|---------------|
| <b>Available Size</b> | 4,894 sq ft   |
| <b>Rent</b>           | £25 per sq ft |
| <b>Business Rates</b> | N/A           |
| <b>EPC Rating</b>     | B (49)        |

## Description

4 Waterside Court is a 2 storey self-contained building providing modern office accommodation with VRF air conditioning, LED lighting and raised access floors. There is a ground floor reception area and on site parking for 24 cars.

The building currently benefits from a high quality fit including separate offices, a boardroom, kitchen/break out area and furniture.

Specification includes:

- Air conditioning
- LED lighting
- Raised floors
- Modern WC's including disabled
- Shower
- Kitchen

## Location

Waterside Court is prominently situated on Waterside Drive, Langley Business Park one of Langley's main

commercial areas. Langley Station is only 350 metres from the buildings and provides a regular and fast service to London Paddington with a fastest journey time of 29 minutes and links to the rest of the Thames Valley. Crossrail provide fast connections to the West End, the City and Canary Wharf.

Langley has excellent road communications being only 1.5 miles north of the M4 (Junction 5). The M4 provides fast road access to Heathrow, Central London as well as Slough, Maidenhead and Reading. The M4/M25 intersection is just 3 miles east allowing easy access to the national motorway network.



**Andrew Baillie**  
07502 233 770  
ABaillie@vailwilliams.com



**Guy Parkes**  
020 3589 0050  
07788 188 874  
GParkes@vailwilliams.com

**vailwilliams.com**

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