



Unit 5C Canal Wharf Trading Estate
Station Road, Langley, SL3 6EG

**Newly Refurbished Industrial /
Warehouse Unit**

2,254 sq ft

(209.40 sq m)

- 4 min walk to New Elizabeth Line (Langley Main Line Station)
- Clear height 3.8m rising 5.6m
- Electric roller shutter
- Loading bay
- 3 Phase power & gas
- Demised parking spaces
- Disabled WC & kitchenette
- Translucent roof panels
- Ancillary office accommodation
- Close proximity to M4

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Summary

Available Size	2,254 sq ft
Rent	£41,700.00 per annum
Business Rates	Interested parties are advised to contact Slough Borough Council.
Service Charge	Approx. £4,116.86 per annum.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises comprise a mid terrace newly refurbished industrial / warehouse unit of steel portal frame construction with brick elevations beneath a pitched roof. Access to the open plan warehouse gained via an electric roller shutter door serviced by a side loading area, with ancillary office accommodation located to the front of the unit. The unit further benefits from 3 phase power, gas and a max eaves height of 5.6m. Demised parking spaces are located to the front elevation of the unit.

Location

The units are located in Canal Wharf off Station Road directly next to the Grand Union Canal. The units are well positioned close to the M4/M25 motorway networks with Heathrow airport approximately 5.8 miles away.

The property is located within a short walking distance from Langley Station (Elizabeth Line) providing regular national rail services to London Paddington, Reading & Oxford benefitting from journey times of only 24 minutes to Reading, 29 minutes to Bond Street & 36 minutes to Liverpool Street. The immediate surrounding area is made up of a business park environment with modern/hi tech warehousing and offices.

Local occupiers include DH Mansfield, Virgin Media, Datek Solutions & IDX Technology Europe.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

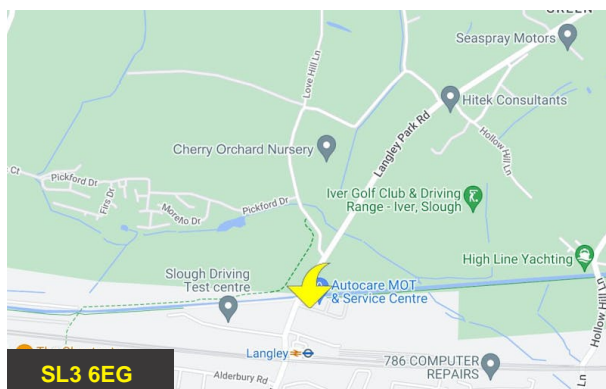
Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Warehouse	2,254	209.40
Total	2,254	209.40

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.



Viewing & Further Information



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