# The Curve axis business park

LANGLEY SL3 8AG





# TO LET

HIGH QUALITY OFFICE SPACE WITH EXCEPTIONAL PARKING

# 6,949 - 22,493 SQ FT (646 - 2,090 SQ M)



### Grade A first and second floor offices with exceptional parking.

Just over 1 mile to Junction 5 of the M4.

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Other occupiers in the building include Balfour Beatty and Jabra.

#### ACCOMMODATION

FIRST FLOOR SUITE 1	8,298 sq ft
SECOND FLOOR SUITE 1	6,849 sq ft
SECOND FLOOR SUITE 2	7,246 sq ft
TOTAL	<b>22,493</b> sq ft ( <b>2,090</b> sq m)

(All areas are approximate and measured to a Net Internal basis)

#### SPECIFICATION

- Impressive full height glass reception atrium
- Air-conditioning
- Full access raised floors
- 2 x 10 person passenger lifts
- Reception area
- Male, Female and Accessible WC's
- CCTV and onsite 24 hour security
- Barrier controlled car park
- Excellent parking ratio (1:169 sq ft)
- Energy Performance Certificates available upon request

#### DISTANCES

M4 JUNCTION 5	1.4 miles
A4	1.8 miles
LANGLEY STATION (Elizabeth Line)	2 miles
M25 JUNCTION 15	3.2 miles
HEATHROW CARGO TERMINAL	5.7 miles

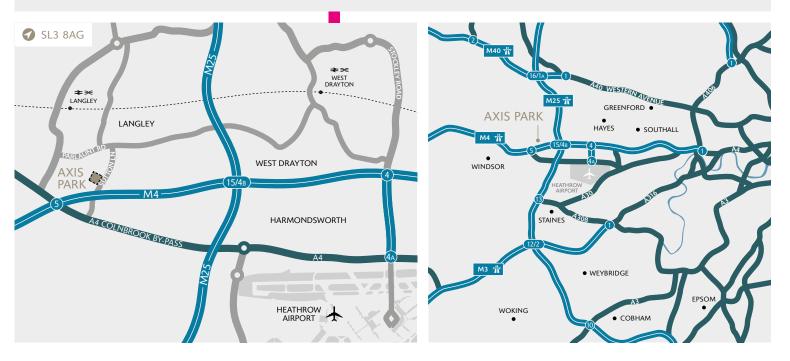
Source: Google maps

#### ABOUT SEGRO

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It owns or manages 9.7 million square metres of space (104 million square feet) valued at £23.8 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

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# FOR MORE INFORMATION, PLEASE VISIT WWW.SEGRO.COM/THECURVE

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**DE SOUZA** 

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