

**FOR SALE****HI-TEC TWO-STOREY WAREHOUSE / OFFICE UNIT****4 MIN WALK TO THE ELIZABETH LINE**

## **Unit 4, Langley Business Park**

**Waterside Drive, Langley, SL3 6EZ**

**4,030 SQ FT (374.40 SQ M)**

- 15 x Car parking spaces
- Clear eaves height 4.08m rising to 4.35m
- Ground & first floor W/Cs
- Shutter to entrance door
- Open plan cellular offices
- Suspended Ceiling
- Close proximity to M4 & M25
- 4 min walk to New Elizabeth Line (Langley Main Line Station)
- 3 Phase power & gas
- First floor kitchen
- Modern first floor office accommodation
- Loading bay
- Gas central heating
- Close proximity to Heathrow

**Location**

The premises are prominently located on Waterside Drive in Langley, which is well positioned close to the close to the M4/M25 motorway networks.

The property is located within a short walking distance from Langley Station (Elizabeth Line) providing regular national rail services to London Paddington, Reading & Oxford with journey times of 24 minutes to Reading, 29 minutes to Bond Street & 36 minutes to Liverpool Street. Heathrow airport is approximately 6 miles away.



**Accommodation**

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	2,015	187.20
First Floor Office	2,015	187.20
<b>TOTAL</b>	<b>4,030</b>	<b>374.40</b>

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

## Summary

Available Size	4,030 sq ft
Tenure	Virtual freehold
Price	£1,100,000.00
Business Rates	Interested parties are advised to contact Slough Borough Council.
Service Charge	Approx. £3,788.40 per annum plus VAT
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	D (83)

### Description

The premises comprise a modern two storey business unit which benefits from fully fitted first floor offices and secure ground floor warehouse space access from the rear. The premises benefits 3 phase power, gas and welfare facilities alongside an impressive 15 dedicated car parking spaces allocated to the unit.

### Tenure

Virtual Freehold - The premises are held under the terms of a long lease dated 15th June 2015 for a term of 999 years (990 years remaining) subject to a peppercorn rent if demanded

### VAT

All prices are subject to VAT.

### 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.

### Travel Distances

Langley Underground Station (Elizabeth Line) - 0.2 miles  
M25 (Junction 15) - 3.9 miles  
M4 (Junction 5) - 1.5 miles  
Heathrow Airport (Terminals 5) - 6 miles  
Central London - 21.2 miles

For further information or to arrange a viewing, please contact sole agents:

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