



WALKING DISTANCE TO THE NEW ELIZABETH LINE

# UNIT 5

## LANGLEY BUSINESS PARK

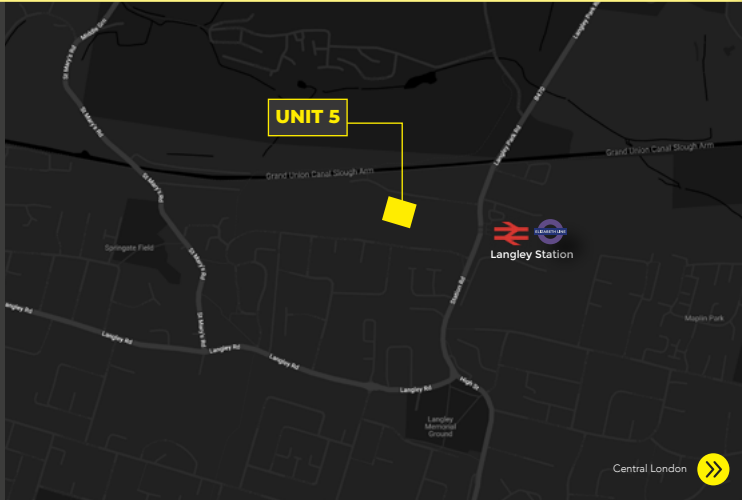
Waterside Drive, Langley, Slough, SL3 6EZ



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**TO LET** HI TEC WAREHOUSE / OFFICE UNIT WITH 15 PARKING SPACES | 4,322 Sq Ft (402 Sq M)

## Unit 5 Langley Business Park, Waterside Drive, Langley, Slough, SL3 6EZ



### Location

The premises are prominently located on Waterside Drive in Langley, which is well positioned close to the M4/M25 motorway networks. Heathrow airport approximately 5.5 miles away.

The property is located within a short walking distance from Langley Station providing regular national rail services to London Paddington, Reading & Oxford from May 2022 up to 4 Elizabeth Line Crossrail trains will serve Langley Station per hour with journey times of 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.

Sat Nav: **SL3 6EZ**

### Description

The premises comprise a modern two storey business unit which benefits from fully fitted first floor offices and secure ground floor warehouse space and benefits from a rear service access. 15 dedicated car parking spaces allocated to the unit with access to the warehouse via a roller shutter to the rear of the property.

### Amenities

- 15 car parking spaces
- Refurbished
- Ground floor warehouse maximum eaves height 4.35m
- 3 phase power
- 4 min walk to the new Elizabeth Line (Langley Main Line Station)
- Rear roller shutter
- First floor offices
- W/Cs on both ground and first floor
- 24/7 access
- First floor kitchen
- Gas

### Accommodation

Area	Sq Ft	Sq M
Ground Floor Warehouse	2,161	200.76
First Floor Office	2,161	200.76
<b>Total</b>	<b>4,322</b>	<b>401.53</b>

All measurements are approximate and on a gross external basis (GEA).

### 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).

### Rent

£75,000 per annum exclusive plus VAT.

### Service Charge

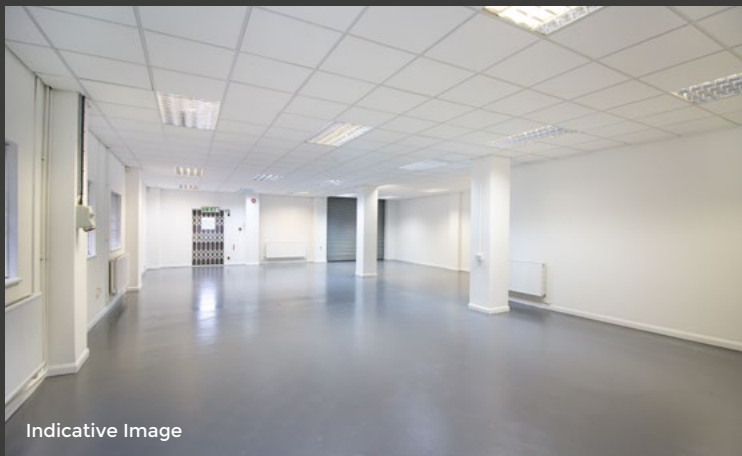
Approximately £4,755.40 per annum plus VAT.

### VAT

All prices are subject to VAT.

### Business Rates

Interested parties are advised to contact Slough Borough Council 01753 875307.



Indicative Image



For further information or to make arrangements for viewing please contact:

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