logix PROPERTY

To Let

Secure Yard Langley Park

Waterside Drive, Langley, SL3 6AD

Secure Yard in Walking Distance of Langley Town Centre and Train Station

28,019 sq ft

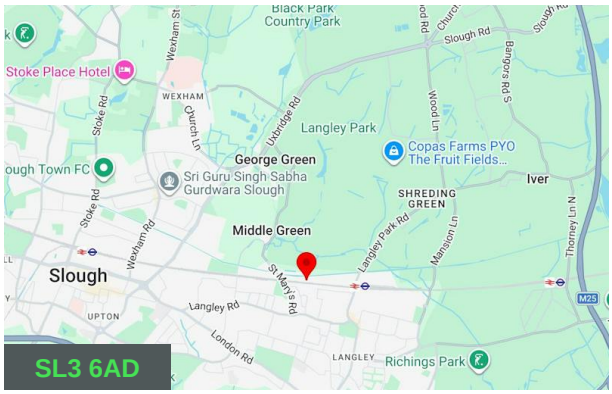
(2,603.05 sq m)

- 24/7 Access & Use
- Concrete Surfaced Yard
- CCTV & Lighting
- Electric & Power
- Secure Gated Estate
- M4 (J5) 1.6 Miles Away
- Walking Distance to Langley Station

Secure Yard Langley Park, Waterside Drive, Langley, SL3 6AD

Summary

Available Size	28,019 sq ft
Rent	Rent on application
Rates Payable	£38,400 per annum
Rateable Value	£80,000
Service Charge	On application
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



Description

A rare opportunity to occupy a secure, surfaced industrial and open storage yard in Heathrow, benefiting from a concrete surface, on-site electricity and power, CCTV and lighting. The yard is situated within a secure gated estate with automated gate entry, offering 24/7 access and use.

Location

Langley Park is a multi-unit Industrial Estate located in between Slough and Heathrow on Waterside Drive in Langley. The estate is approximately 2 miles east of Slough town centre and located immediately opposite Langley railway station which provides direct Elizabeth Line services to London Paddington, Hayes and Harlington, Slough and Reading.

Road connections are excellent; Langley Connect is just 1.6 miles from M4 Junction 5, 4.6 miles from M40 Junction 1 and 5.6 miles from M25 Junction 16.

Heathrow Airport is approximately 6.7 miles south-east of the property.

Accommodation

The accommodation comprises the following site floor area:

Name	sq ft	sq m
Unit - Secure Yard	28,019	2,603.05
Total	**28,019**	**2,603.05**

Viewings

Strictly by appointment via the sole joint agents - COGENT & LOGIX PROPERTY

Terms

A new FRI lease is available on terms to be agreed. Details available upon request.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Logix Property undertake ID checks for all successful tenants where legislation requires us to do so.

Viewing & Further Information

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