



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

**Newly Refurbished Industrial /  
Warehouse Unit**

**2,241 sq ft**

(208.20 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
- WC & Tea point
- Painted concrete floor
- Translucent roof panels
- Close proximity to M4

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

## Summary

<b>Available Size</b>	2,241 sq ft
<b>Rent</b>	£41,500.00 per annum
<b>Business Rates</b>	Interested parties are advised to contact Slough Borough Council.
<b>Service Charge</b>	Approx. 4,109.58 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## 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.

## Description

The premises comprise a end 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 dedicated loading bay. 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.

## 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).

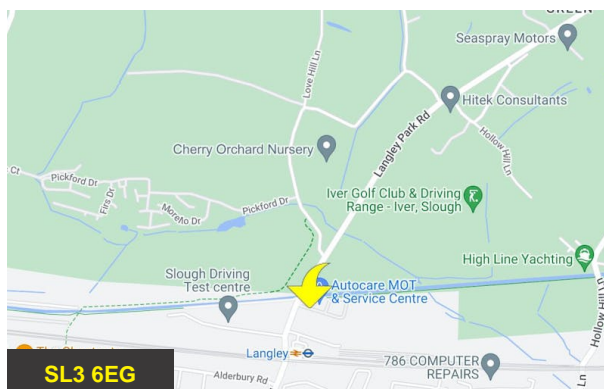
## Accommodation

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

Description	sq ft	sq m
Warehouse	2,241	208.20
<b>Total</b>	<b>2,241</b>	<b>208.20</b>

## 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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