

# SLOUGH

First Floor, 1 Langley Quay,  
SL3 6EY

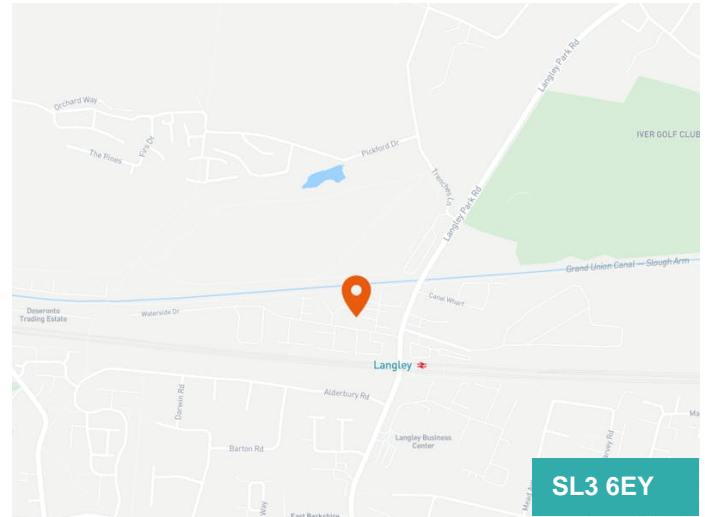


## OFFICE TO LET

**6,240 SQ FT**

- Prime location near Langley Station
- Close to M4 (Junction 5) offering easy access to public transport and major road networks
- 25 on site car parking spaces
- Local amenities within walking distance
- Within easy reach of Heathrow Airport
- Currently under refurbishment

**First Floor office accommodation currently undergoing refurbishment opposite Langley Station (Elizabeth line) and close to Junction 5, M4.**



## Summary

<b>Available Size</b>	6,240 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£6.87 per sq ft
<b>Rateable Value</b>	£78,500
<b>Service Charge</b>	£65,366.78 per annum
<b>EPC Rating</b>	D (85)

## Accommodation

The accommodation comprises the following net internal areas:

Name	sq ft	sq m	Availability
1st - Office	6,240	579.71	Available
<b>Total</b>	<b>6,240</b>	<b>579.71</b>	

## Description

The available accommodation is on the first floor of Building 1 Langley Quay and will provide fully refurbished open plan office accommodation with LED lighting, raised floors and air conditioning.

The building has a dedicated reception area, passenger lift, male & female wc's and shower facilities. There is ample on site car parking and is situated within a few minutes walk of Langley Station.

## Location

Situated in the heart of Langley, Langley Quay is prominently situated on Waterside Drive one of Langley's main commercial areas. The park comprises predominantly office accommodation and has attracted occupiers including Vestel, Nortrop Grumman and Kinnarps UK. The office space offers convenient access to Langley Station, providing excellent transport links for commuters. The M4, Junction 5 is located within a few minutes drive, providing easy access to the M25 and general motorway network.

## Terms

A new FRI lease is available on terms to be agreed

## Viewings

Strictly by appointment through the sole agents

## Legal Costs

Each party will bear their own legal costs in connection with this transaction



**Maria Hoadley**  
01483 446800  
07584 649 059  
mhoadley@vailwilliams.com



**George O'Connor**  
01483 446800  
07836 544 564  
goconnor@vailwilliams.com

**vailwilliams.com**

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