

SLOUGH

Thames House, Waterside
Drive, SL3 6EZ



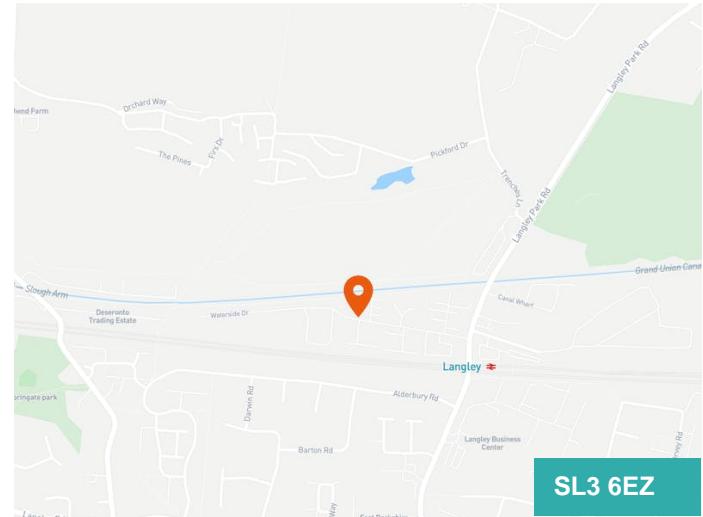
OFFICE FOR SALE

6,261 SQ FT

- 24 Allocated car parking spaces
- Energy efficient LED lighting
- Communal kitchen
- Separate male and female WC's
- Central Atrium
- Reception area
- Close to M4 (Junction 5) and Langley Station (Elizabeth Line)
- Shower facilities
- Air conditioning

Well Established Business Location near Heathrow

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Summary

Available Size	6,261 sq ft
Price	Price on Application
Rates Payable	£7.10 per sq ft
VAT	Applicable
EPC Rating	D (86)

Description

Thames House is a modern detached two storey office building with an attractive central atrium providing high-end, open plan office space on the ground and first floors with access to communal restrooms.

Location

Thames House is situated on Waterside Drive, Langley, just a short distance from the Langley train station which offers frequent service to London Paddington and is part of the new Crossrail Network Link (Elizabeth Line).

Langley is only 1.5 miles from Junction 5 of the M4, which offers quick and direct access to the M25 and M40 motorways, respectively. The distance to Heathrow Airport is 5 miles to the east.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,186	295.99	Available
1st	3,075	285.68	Available
Total	6,261	581.67	

Terms

Part investment freehold opportunity - unsuitable for residential conversion

Tenancy Information

Available Upon Request



Maria Hoadley
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