

# 2 Chancerygate Business Estate LANGLEY, SL3 7FL

## TO LET



**TYPE:** Warehouse/ Industrial/ Trade Counter (S.T.P)

**SIZE:** 4,896 Sq ft Approx G.I.A **TENURE:** Leasehold

KEMPTON

CARR

CROFT

01628 771221

## CONTACT

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# 2 Chancerygate Business Estate

## LANGLEY, SL3 7FL

### DESCRIPTION

A modern end of terrace steel frames industrial unit. The unit has 8.45m eaves to a maximum height of 11m, with good quality offices at first and second floors.

The offices at second floor level benefit from Air-Cooling

### LOCATION

The unit is prominently positioned to the front of Chancery Gate Business Estate. Chancery Gate is excellently positioned within Langley 1.5 miles to the East of Slough, 13 miles to the East of Maidenhead and 10 mile West from Central London. Langley train station is within walking distance of the unit.

### CONNECTIONS

Junction 5 M4	2.5 miles
Junction 4b M4	3.7 miles with access to M25
Junction 1 M40	6 miles
Langley train station	1.3 miles

### ENERGY PERFORMANCE RATING

C - 72

### BUSINESS RATES

Unit: £46,750

### TERMS

A new effective full repairing and insuring lease with terms to be agreed.

### RENT

£50,000 p/a

### VAT

The premise is elected to pay VAT

### ACCOMMODATION

Warehouse & Ground floor ancillary	3,880 sq. ft.	360.42 sq. m
First floor office	182 sq. ft.	16.91 sq. m
Second floor	835 sq. ft.	77.55 sq. m
<b>TOTAL</b>	<b>4,896 sq. ft.</b>	<b>454.88 sq. m</b>

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