

HIGH QUALITY OFFICE TO LET



550 Sq. Ft. (51 Sq. M.)

First Floor, Thames House

Waterside Drive

Langley

Berkshire

SL3 6EZ

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Location

Thames House is located on Waterside Drive, Langley being in close proximity to Langley train station which provides regular services to London Paddington and will form part of the new Crossrail Network Link.

Junction 5 of the M4 is within 1.5 miles of Langley and provides easy and direct access to the M25 and M40 motorways respectively. Heathrow Airport is located 5 miles to the east.

Description

Thames House is a modern detached two storey office building with an attractive central atrium providing refurbished, high quality, open plan office space on ground and first floor levels with access to communal toilets. There is good on-site parking.

Accommodation

	Sq. Ft.	M ²
First Floor Office Suite	550	51

Approx net internal area (NIA)

Terms

Rental: £16.50 psf

The above rents are exclusive of business rates, service charges, insurance and utilities, and may be subject to VAT.

The offices are available on new direct leases with the Landlord on flexible terms.

Business rates

The billing authority is Slough Borough Council

Rateable value: To be assessed

Legal Costs/VAT

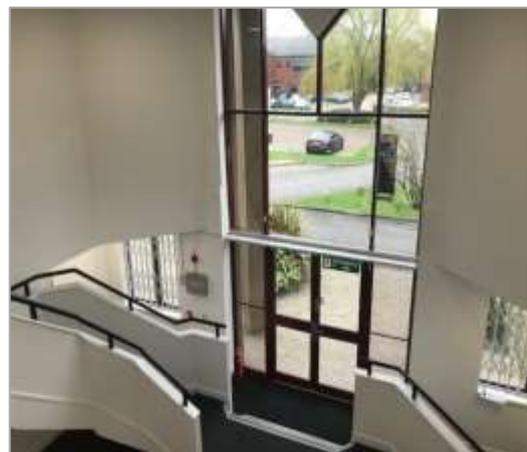
Each party to bear their own professional and legal costs.

Amenities

- New energy efficient LED Lighting
- Comfort Cooling
- Secure access fob control
- Perimeter Trunking
- Separate Male & Female facilities
- Shower and Disabled Toilet
- Good On-site Parking
- Meeting room available to hire
- Available immediately

Energy Performance Rating

C-72



Viewing and further information

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