

HIGH QUALITY OFFICE SUITE TO LET



451 Sq. Ft. (41.9 Sq. M.)

Part First Floor, Thames House

Waterside Drive

Langley

Berkshire

SL3 6EZ

kemptoncarr.co.uk | Maidenhead office 01628 771221



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 are 2 parking spaces available with this suite.

Accommodation

	Sq. Ft.	M ²
First Floor - Office Suite 1	451	41.9

Approx net internal area (NIA)

Terms

Rental: £12,300 p.a.

The above rent is inclusive of service charge and internet but exclusive of buildings insurance, business rates and utilities, and may be subject to VAT.

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

Business rates

The billing authority is Slough Borough Council

Any interested parties are advised to make their own enquiries of SBC, Business Rates Department.

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
- Separate Male & Female wc facilities
- Shower and Disabled Toilet
- Meeting room available to hire
- Communal Kitchen
- Available immediately
- 2 Parking spaces
- Walking distance to local amenities and Langley Crossrail / Railway Station

Energy Performance Rating

C-72



Viewing and further information

Luke Bennett

luke.bennett@kemptoncarr.co.uk

07385 467367



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021

