

FREEHOLD OFFICE INVESTMENT OPPORTUNITY - **FOR SALE**



6,261sq.Ft. (581.60sq.ft.) approx N.I.A.

Thames House
Waterside Drive

LANGLEY

Berkshire
SL3 6EZ

Well Established Business Location near Heathrow

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 is part of the new Crossrail Network Link (Elizabeth Line).

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 high quality, open plan office space on ground and first floor levels with access to communal toilets.

Accommodation

	Sq. Ft.	M ²
Ground Floor	3,186	295.98
First Floor	3,075	285.62
TOTAL	6,261	581.60

Approx gross internal area (GIA)

Price

The freehold investment is for sale - POA.

Lease/tenancy information provided upon request.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

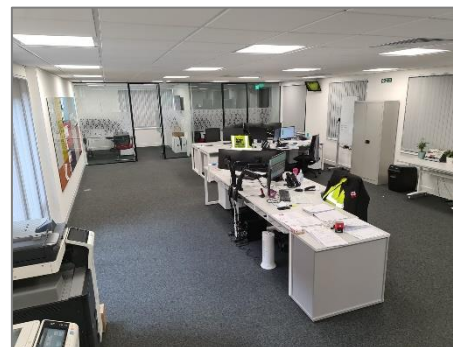
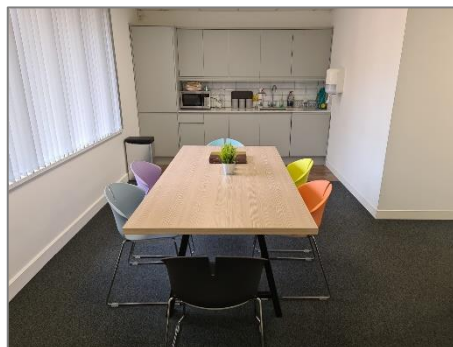
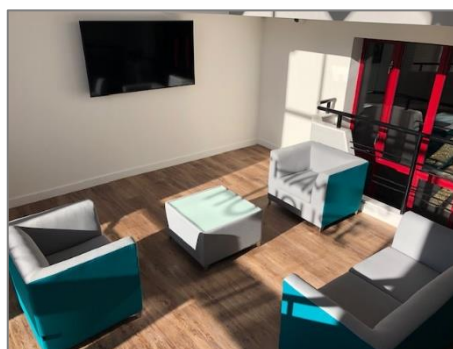
The property is elected to pay VAT.

Energy Performance Rating

TBC

Amenities

- Energy efficient LED lighting
- Comfort colling and heating
- Part raised floor and perimeter trunking for power and data
- Communal kitchen
- 24 Allocated car parking spaces
- Central Atrium
- Close to M4(J5) and opposite Langley Station (Elizabeth Line)
- Separate male and female WC's
- Shower and disabled WC



Viewing and further information

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