



CLARE HOUSE

Langley Business Centre, Langley, SL3 8DS

High Quality Offices To Let

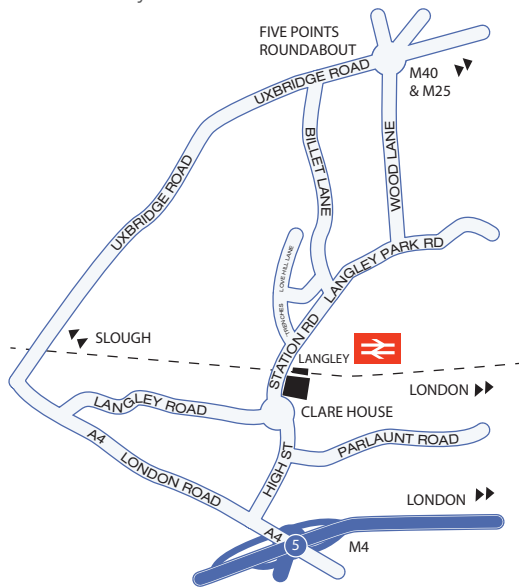
3,375 - 27,642 sq ft (314 - 2,568 sq m)





Location

Clare House is situated north of Langley Town Centre in the Langley Business Centre. Access to the M4 is excellent with Junction 5 being within 1 mile. The building is opposite Langley mainline station which provides a regular service to London Paddington, Slough and the rest of the Thames Valley.



Description

Clare House is a modern 4 storey headquarters office building in a business park location with on site car parking.



Amenities include:

- Air-conditioning
- Full access raised floors
- Category II lighting
- Impressive reception
- Suspended ceilings
- Kitchens
- 85 car parking spaces (1:325 sq ft)

Accommodation

The building is available as a whole or in parts.

Ground floor left wing	3,375 sq ft	313.5 sq m
Ground floor right wing	3,375 sq ft	313.5 sq m
First floor	6,964 sq ft	647 sq m
Second floor	6,964 sq ft	647 sq m
Third floor	6,964 sq ft	647 sq m
Total	27,642 sq ft	2,568 sq m

Contact

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Energy Performance Certificate

Non-Domestic Building



Unit 8, Clare House
Station Road, Langley
Langley Business Centre
SLOUGH
SL3 8DS

Certificate Reference Number:

0108-9842-7330-5300-5803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **86**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 722
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

64 If newly built

144 If typical of the existing stock