



WatersideCourt

WATERSIDE DRIVE LANGLEY SL3 6EZ



HIGH QUALITY
SELF-CONTAINED
OFFICES TO LET
WITH EXCELLENT PARKING

**BUILDING 3 NOW LET TO
NORTHROP GRUMMAN**

**ONLY BUILDING 4
AVAILABLE**

**4894 SQ FT
(457 SQ M)**



WatersideCourt

Waterside Court comprises two refurbished self-contained office buildings arranged over ground and first floors. The available building extends to 8,520 sq ft and benefits from two reception areas with access to the first floor and WC's on each floor allowing subdivision to provide two self-contained buildings of 3,626 sq ft and 4,894 sq ft.



- New Energy Efficient VRF air-conditioning system
- New WC's
- New Energy Efficient LED lighting
- Cycling storage provisions
- Raised access floors to first floor.
- Shower facilities and disabled WC's
- Excellent car parking - Total 25 spaces (1:193 sq ft)



EPC
B:49.

TERMS

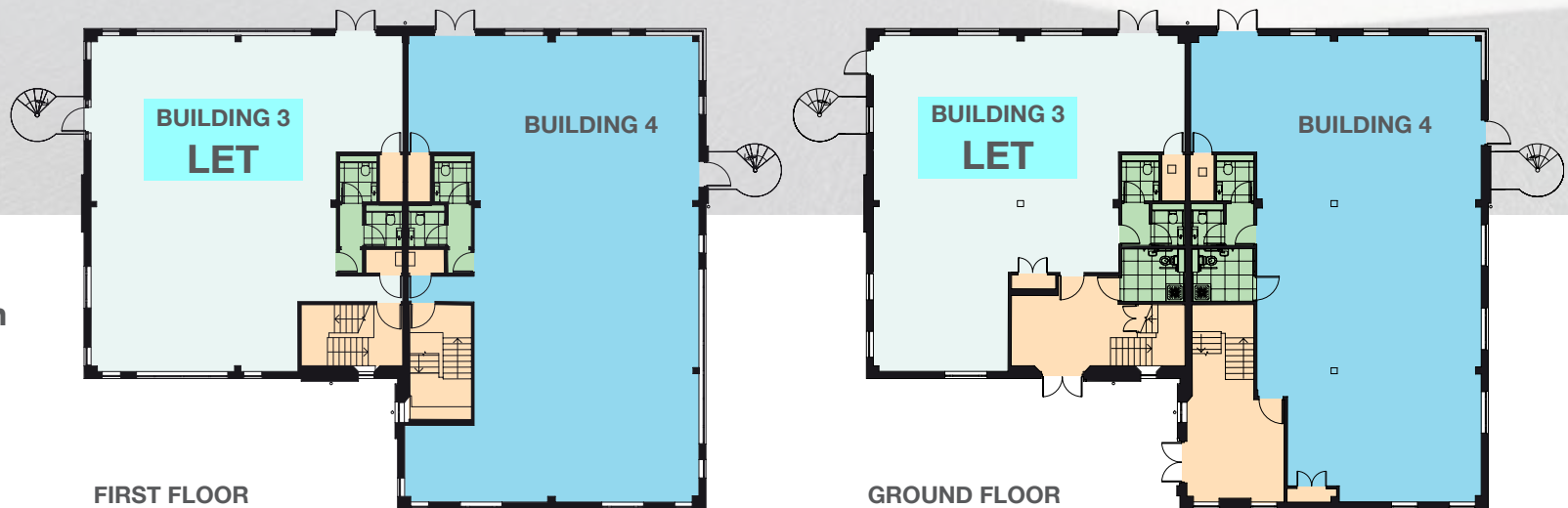
Available on a new lease direct with the Landlord for a term to be agreed. Rent on application.



AVAILABILITY

Building 3 has now been let. Building 4 provides a single self-contained building of 4,894 sq ft.

Building 3 **LET**
Building 4 **4,894 sq ft 455 sq m**



LOCATION

Waterside Court is prominently situated on Waterside Drive, Langley Business Park one of Langley's main commercial areas. The park comprises predominantly office accommodation and has attracted occupiers including Osram, Sixt, Vestel and UKDN Waterflow.

Langley Station is only 350 metres from the buildings and provides a regular and fast service to London Paddington with a fastest journey time of 29 minutes and links to the rest of the Thames Valley.

From 2019 Langley's rail connections will be significantly enhanced by the introduction of Crossrail providing fast connections to the West End, the City and Canary Wharf. Upgrading works at Langley Station commenced in November 2014.

Langley has excellent road communications being only 1.5 miles north of the M4 (Junction 5). The M4 provides fast road access to Heathrow, Central London as well as Slough, Maidenhead and Reading. The M4/M25 intersection is just 3 miles east allowing easy access to the national motorway network.



Opening 2019



Crossrail journey time (from 2019)

Bond Street	29 minutes
Liverpool Street	36 minutes
Canary Wharf	43 minutes
Reading	24 minutes

Rail journey time

London Paddington	29 minutes
Reading	29 minutes

Road distance

M4 junction 6	1.5 Miles
M25	3 Miles



VIEWING

For more information please contact the joint sole agents:



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