

Thames House, Waterside Drive, Langley, Berkshire



High Quality Self-Contained Office/HQ To Let / For Sale

6,261 sq ft (581.60 sq m)

- Detached Self Contained Building – Newly Refurbished
- Central Atrium
- Well established Business Location Nr. Heathrow
- Close to M4 (J5) & Opposite Langley Station (Crossrail 2019)
- 24 Allocated Car Parking Spaces Included

Tel: 01753 915917

www.desouza.co.uk

Slough Office: Adelaide House, 1 Perth Trading Estate, Slough SL1 4XX

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

Thames House is located on Waterside Drive, Langley, Berkshire SL3 6EZ. It is positioned within 350 metres of Langley Train Station which provides fast and regular services to London Paddington and will form part of the new Crossrail network in 2019.

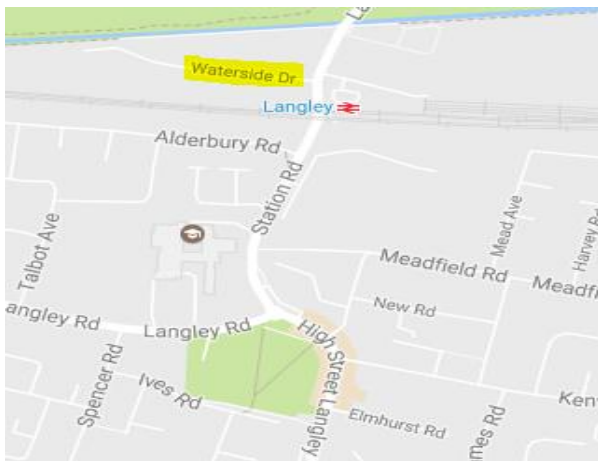
The M4 (junction 5) is approximately 1.5 mile north of Langley and provides easy access to both the M25 and M40 respectively. Heathrow International Airport is located 6 miles East.

Description

Thames House is a high quality two storey, self-contained office property built around a central atrium courtyard. It provides good quality newly refurbished accommodation over ground and first floors and benefits from a double height reception. There is a generous on-site car parking ratio.

Amenities

- **New energy efficient LED lighting**
- **New comfort cooling and heating**
- **Part raised floor and perimeter trunking for power and data**
- **Ground floor double doors for loading**
- **Separate male and female WC's**
- **Shower and disabled WC**
- **24 Allocated car parking spaces**



Availability

Accommodation	Sq ft	Sq m
Ground Floor	3,186	295.98
First Floor	3,075	285.62
Total	6,261	581.60

EPC

Energy Performance Certificate Rating C 72. Certificate available on request.

Terms

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

The freehold with VP will also be considered.

Contact

For further information or to arrange a viewing contact De Souza or our joint agents, **Aitchison Raffety** on 0207 907 3700 :-

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