

THE CURVE

LANGLEY - SL3 8AG



HIGH QUALITY FITTED OFFICE SPACE - TO LET

CLOSE TO JUNCTION 5 OF THE M4 MOTORWAY

- 8,324 SQ FT (773 SQ M)
- FIRST FLOOR ACCOMMODATION
- EXISTING HIGH QUALITY FIT OUT
- EXCELLENT CAR PARKING (44 SPACES - 1:189 SQ FT)





The property is located close to junction 5 of the M4 motorway and less than 5.5 miles from Heathrow Airport.

Langley Station is situated less than 2 miles from the building and provides direct services to London Paddington, Slough and Reading and from 2019 will be on the Elizabeth Line.

THE CURVE, AXIS BUSINESS PARK, 10 HURRICANE WAY, LANGLEY, BERKSHIRE. SL3 8AG

DESCRIPTION

High quality first floor offices with the benefit of an existing fit out including separate offices, meeting rooms, kitchen and comms room. Other occupiers in the building include Balfour Beatty and Jabra.

- Impressive full height glass reception atrium
- Four pipe fan coil air-conditioning
- Full access raised floors (150mm void)
- 2 x 10 person passenger lifts
- 2.75m floor to ceiling height
- CCTV and onsite 24 hour security
- 44 allocated car parking spaces (1:189 sq ft)

ACCOMMODATION

First Floor (part) - 8,324 sq ft (773 sq m)

EPC

Energy Performance Rating D-97

TERMS

A new sublease is available on terms to be agreed. Alternatively an assignment of our client's lease of the entire first floor (13,609 sq ft) is available subject to an existing sublease. Full details on request.

CONTACT

Paul Flannery
Heathrow Office
020 8707 3030
paulf@desouza.co.uk

Maria Jacobs
Slough Office
01753 915917
maria@desouza.co.uk



**CLOSE TO
JUNCTION 5
OF THE M4**

