



4 WATERSIDE COURT

WATERSIDE DRIVE, LANGLEY SL3 6EZ

FULLY FITTED
AND FURNISHED



SELF-CONTAINED OFFICE TO LET

4,894 SQ FT (457 SQ M) WITH 24 CAR SPACES



WATERSIDE COURT



4 WATERSIDE COURT IS A 2 STOREY SELF-CONTAINED BUILDING PROVIDING MODERN OFFICE ACCOMMODATION WITH VRF AIR-CONDITIONING, LED LIGHTING AND RAISED ACCESS FLOORS. THERE IS A GROUND FLOOR RECEPTION AREA AND ON SITE PARKING FOR 24 CARS.

THE BUILDING CURRENTLY BENEFITS FROM A HIGH QUALITY FIT INCLUDING SEPARATE OFFICES, A BOARDROOM, KITCHEN/BREAK OUT AREA AND FURNITURE.

- SELF-CONTAINED OFFICE BUILDING
- 350M FROM LANGLEY STATION
- AIR CONDITIONING
- LED LIGHTING
- RAISED FLOORS

- MODERN WC'S INCLUDING DISABLED
- SHOWER
- EXISTING FIT OUT AVAILABLE
- KITCHEN
- CYCLING STORAGE PROVISIONS

24 CAR PARKING SPACES (1:204 SQ FT)

BUILDING 4 PROVIDES A SINGLE SELF-CONTAINED BUILDING OF 4,894 SQ FT.



EPC: B:49

TERMS: Available on a new lease direct with the Landlord. Further details on application



FIRST FLOOR
Desks: 44 / Meeting Rooms: 2



GROUND FLOOR
Desks: 20 / Meeting Rooms: 1

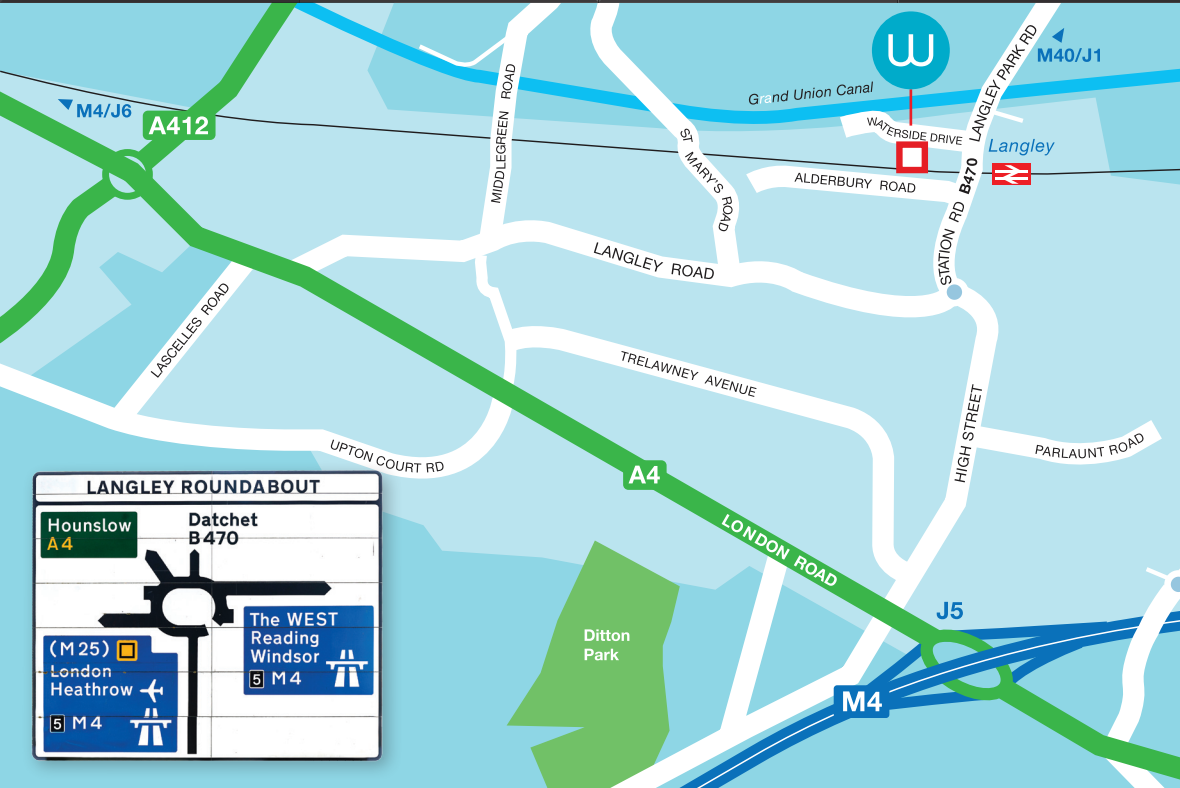
LOCATION

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 Sixt, Vestel, Nortrop Grumman and Klnnarps UK.

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.

Crossrail provide fast connections to the West End, the City and Canary Wharf.

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.



JOURNEY TIMES



CROSSRAIL JOURNEY TIME

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

FOR FURTHER INFORMATION
OR TO ARRANGE A VIEWING
CONTACT SOLE AGENTS



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