



# 2 WATERSIDE COURT

WATERSIDE DRIVE, LANGLEY SL3 6EZ

FULLY  
FITTED  
OFFICES

VIEW THE  
360° TOUR



OFFICES TO LET CLOSE TO ELIZABETH LINE WITH 10 CAR SPACES - 1,969 SQ FT (183 SQ M)





## 2 WATERSIDE COURT

2 WATERSIDE COURT IS A MODERN OFFICE BUILDING WITH THE BENEFIT OF VRF AIR-CONDITIONING, LED LIGHTING AND RAISED ACCESS FLOORS.

THE FIRST FLOOR BENEFITS FROM A HIGH QUALITY FIT INCLUDING A MEETING ROOM AND KITCHEN

AREA AND EXCLUSIVE MALE AND FEMALE WC'S. THERE IS A RECEPTION AREA ON GROUND FLOOR AND ACCESS TO A DISABLED WC AND SHOWER.

ON SITE CAR PARKING IS GENEROUS WITH 9 ALLOCATED SPACES INCLUDED.

-  350M FROM LANGLEY STATION
-  AIR CONDITIONING
-  LED LIGHTING
-  RAISED FLOORS
-  MODERN WC'S INCLUDING DISABLED

-  SHOWER
-  EXISTING FIT OUT AVAILABL
-  KITCHEN
-  CYCLING STORAGE PROVISIONS

**10**   
CAR PARKING SPACES

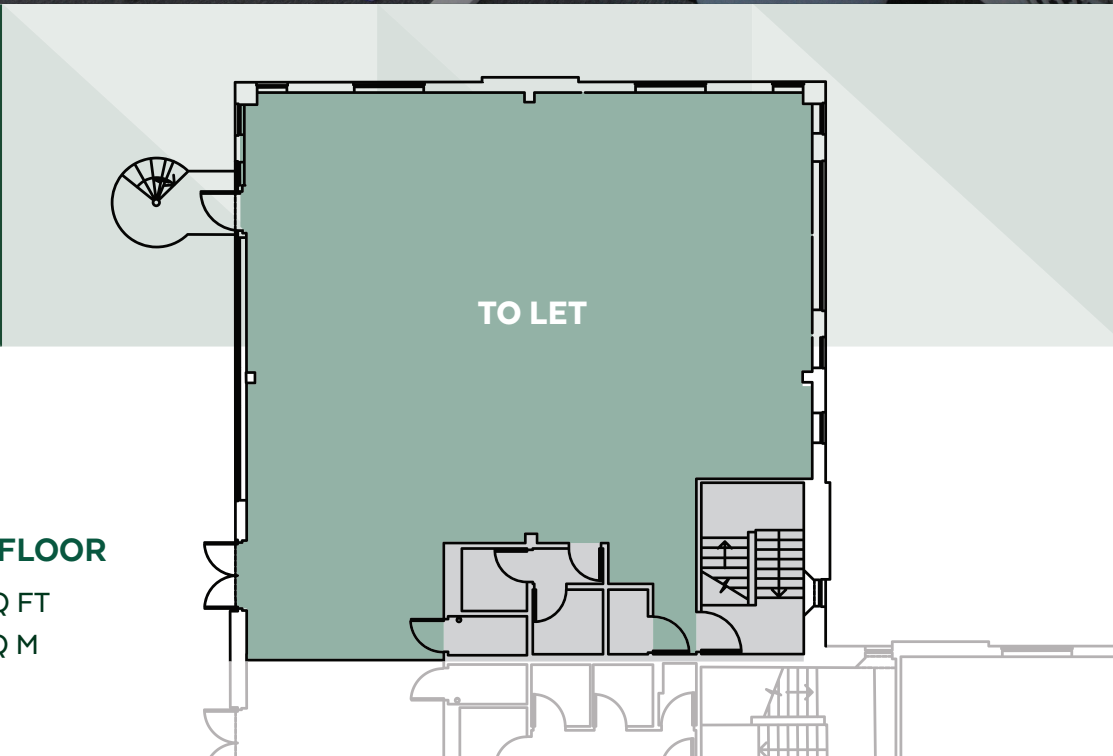


**EPC: C:51**  
**TERMS:** Available on a new lease direct with the Landlord. Further details on application





**FIRST FLOOR**  
PROVIDES  
1,969 SQ FT OF  
HIGH QUALITY  
OFFICE SPACE



**FIRST FLOOR**  
1,969 SQ FT  
182.9 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 Sixt, Vestel, Nortrop Grumman and Klinnarps 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



### ELIZABETH LINE 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



**PAUL FLANNERY**  
e: paulf@desouza.co.uk  
dd: 020 8707 3035  
m: 07946 422920



**ANDREW BAILLIE**  
e: ABaillie@vailwilliams.com  
dd: 0118 909 7400  
m: 07502 233770

DISCLAIMER: These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. Designed and produced by Corinium. February 2023