



# WatersideCourt

WATERSIDE DRIVE LANGLEY SL3 6EZ



HIGH QUALITY  
SELF-CONTAINED  
OFFICE BUILDING  
TO LET

WITH EXCELLENT PARKING

8,920 SQ FT  
(828.7 SQ M)



# WatersideCourt

## Waterside Court

comprises 4 comprehensively refurbished self-contained office buildings located in an established business park location close to Langley Station which will be on the Elizabeth Line from 2019.

Current occupiers are Kinnarps UK, Business Travel Direct and Northrop Grumman.

1 Waterside Court is the last remaining building and offers high specification office space over 2 floors with an entrance reception and generous on site parking (45 spaces - 1:198 sq ft)

- New energy efficient VRF air-conditioning system
- New WC's
- New shower facilities and disabled WC's
- Raised access floors
- New suspended ceilings with LED lighting
- Cycle storage
- Excellent car parking - Total 45 spaces (1:198 sq ft)



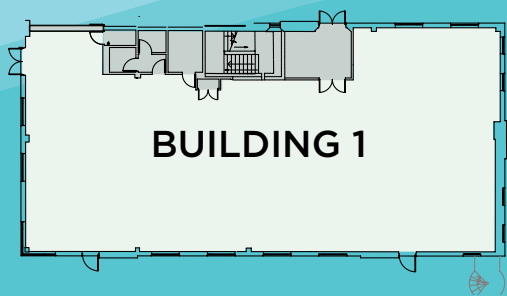
**EPC**  
C-51

## TERMS

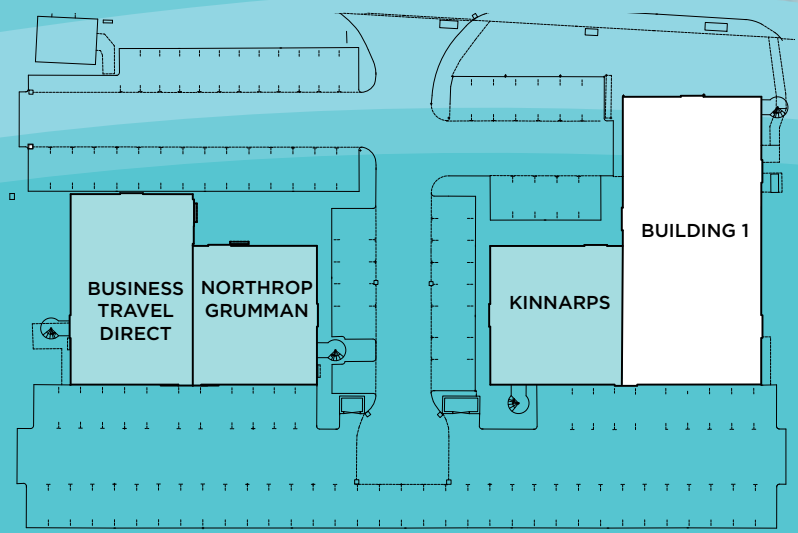
Available on a new lease direct with the Landlord for a term to be agreed. Rent on application.



IMPS3 areas	Sq Ft	Sq M
Ground	4,232	393.2
First	4,471	415.4
Reception	217	20.2
<b>Total</b>	<b>8,920</b>	<b>828.7</b>



GROUND FLOOR



SITE PLAN

## 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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