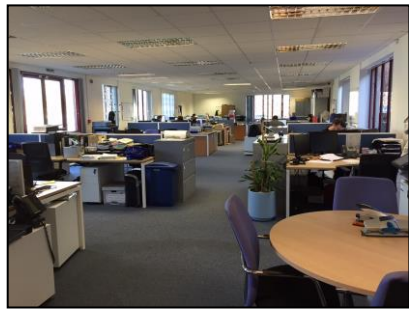
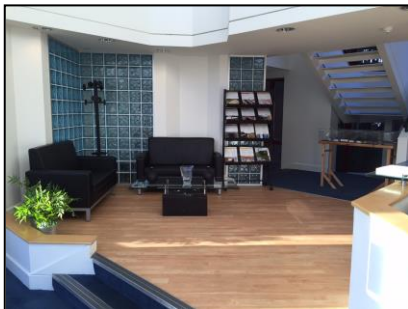


**Block A The Courtyard, Waterside Drive, Langley SL3 6EZ**



**FOR SALE**

**9,900 sq ft (919.7 sq m)**

- Self-Contained Office Building
- Established Business Park Location
- Within 350 metres of Langley Station (Crossrail from 2019)
- Excellent Car Parking (44 spaces 1:225 sq ft)

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

## Location

The building is prominently situated on Waterside Drive Langley within close proximity of Langley Station which provides a regular fast service to London Paddington, Slough and the rest of the Thames Valley.

Langley's rail connections will be significantly improved from 2019 with the introduction of Crossrail allowing faster journeys to the West End, the city and Canary Wharf.

Access to the M4 is excellent with Junction 5 being within 1.5 miles allowing easy access to Heathrow, Central London as well as Slough, Maidenhead and Reading.

## Description

Block A, The Courtyard is a modern self-contained building providing office accommodation over 2 floors with an impressive double height reception area and central courtyard providing a break-out/amenity area.

Offices are currently arranged as open plan with some cellular offices, meeting rooms and kitchen areas on both floors.

The building benefits from 44 car parking spaces at a ratio of 1:255 sq ft.

Local occupiers include OSRAM, Sixt and Vestel.

## Amenities

- Self-contained
- Existing fit out including meeting rooms and kitchens
- Double height reception area
- Courtyard garden
- Central heating
- Suspended ceilings with Cat II lighting
- Double glazing
- Kitchen areas on both floors
- Male, female and disabled WC's
- Shower
- 44 car parking spaces (1:225 sq ft)

## Accommodation

	Sq Ft	Sq m
Ground Floor Offices	TBC	
First Floor Offices	TBC	
<b>Total Net Internal Area</b>	<b>9,900</b>	<b>919.7</b>

## Business Rates

According to the 2010 Rating List on the VOA Website the property has a Rateable Value of £96,500

Current rates payable (49.3p in £) are £47,574.50pa  
Interested parties should make their own enquiries.

## Planning

B1 Offices

## EPC

Energy Performance Rating D-76

Certificate number: 0190-0730-4039-6702-5092  
Full certificate available on request.

## Terms

Unconditional offers are sought for the freehold price of £1.6m.

## VAT

We are advised that the property is not elected for VAT and it will therefore not be payable on the sale price.

## Viewing

**Paul Flannery**  
**DE SOUZA**  
[paulf@desouza.co.uk](mailto:paulf@desouza.co.uk)  
**020 8707 3035**

**Isa Naeem**  
**DE SOUZA**  
[isa@desouza.co.uk](mailto:isa@desouza.co.uk)  
**0208 707 3034**