

Ref: 5835

SELF-CONTAINED OFFICE BUILDING



FOR SALE/TO LET

11,878 sq ft (1,103 sq m)

Technology House
Waterside Drive
Langley
Slough SL3 6EZ

Tel: 020 8707 3030

www.desouza.co.uk

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

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

The building is prominently situated on Waterside Drive Langley within close proximity of Langley Station which provides a regular service to London Paddington, Slough and the rest of the Thames Valley. Access to the M4 is excellent with Junction 5 being within 1 mile.

Description

Technology House is a modern self-contained building providing modern office accommodation over 2 floors with an impressive double height atrium reception area. The offices are currently arranged as open plan with some cellular offices, meeting rooms and kitchen areas on both floors.

Amenities

- Self-contained
- Open plan and cellular offices
- Double height atrium reception area
- Central Heating
- Suspended ceilings with Cat II lighting
- Double glazed
- Kitchen areas on both floors
- Male, female and disabled WC's
- Shower
- 45 car parking spaces

Accommodation

	Sq Ft	Sq Ft
Ground Floor Offices	TBC	
First Floor Offices	TBC	
Total Net Internal Area	11,878	1,103

Business Rates

According to the 2010 Rating List on the VOA Website the property has a Rateable Value of £140,000

Rates payable are therefore estimated £67,480 based on the current multiplier of 48.2p in £



E

EPC

Energy Performance Rating D-96
Certificate number 0010-4007-0378-5701-1094
Full certificate available on request.

Terms

Available on a new lease direct with the Landlord
Rent £14 per sq ft + VAT exclusive
The freehold is available - £1.4m + VAT

Viewing

Paul Flannery
DE SOUZA
paulf@desouza.co.uk
020 8707 3035

Or contact our joint agent Lambert Smith Hampton 01628 676 001