



# ARUN HOUSE

## Unit 3, Langley Quay

Waterside Drive, Langley

on the instructions of



**OFFICES TO LET 5,641 sq ft (524 sq m)**  
**With 25 car spaces (1:226 sq ft)**

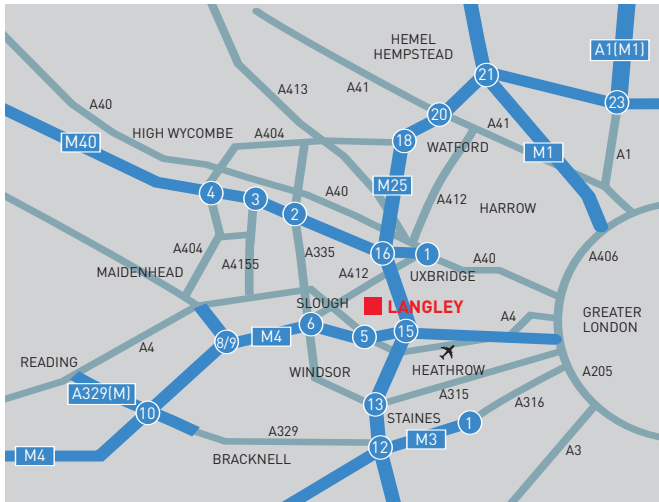
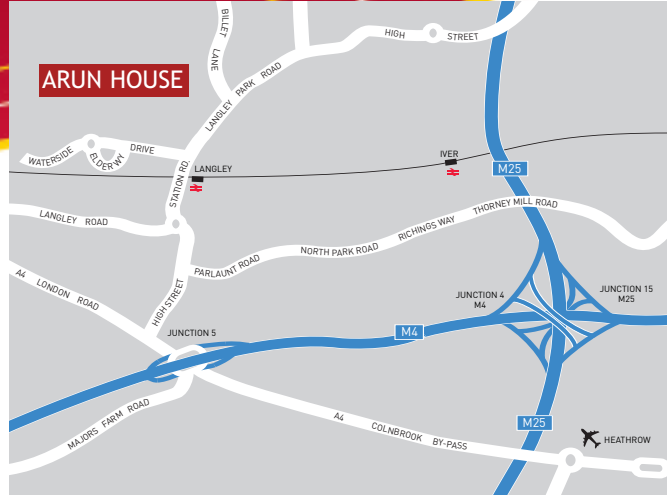
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### Location

Unit 3 is situated towards the rear of Langley Quay, which occupies a prominent position to the north of Langley town centre and immediately to the north-west of the Railway Station. The park is approximately 1.5 miles from Junction 5 of the M4 motorway (via the B470) and 4.5 miles from Junction 1 of the M40 (via the A412).



Floor Areas	sq m	sq ft
First Floor	262.8	2,828
Ground Floor	261.4	2,813
<b>Total</b>	<b>524.2</b>	<b>5,641</b>



Transport links include a high-speed train to London Paddington from Slough Central Railway Station. 6 miles to the east lies Heathrow Airport, which is accessed via the M4 motorway.

### Description

Langley Quay comprises a modern business park of 4 buildings, constructed in 1988 and configured as 7 self-contained units. The park is arranged around a shared communal area with designated car parking and extends to 2.7 acres. In total the park provides approximately 50,000 sq ft of accommodation.

### Specification

- Comfort cooling
- Fully accessible raised floors
- Suspended ceilings
- 25 car parking spaces (1:226 sq.ft)
- Landscaped site

