

TO LET

High Quality Office Space Close to Elizabeth Line Station
Suites from 449 to 2,451 sq ft

Thames House, Waterside Drive, Langley, Slough SL3 6EZ



- Flexible Lease Terms from 12 months
- Allocated car parking spaces
- Inclusive rents from £995 per month
- Shared Kitchen & WC's

DE SOUZA
COMMERCIAL PROPERTY CONSULTANTS

Location

Thames House is located in an established commercial business park on Waterside Drive Langley within ½ mile of Langley Station. The M4 Junction 5 is approximately 1.5 miles.

Availability

There are two available suites on the ground floor benefiting from existing high quality fit outs. Suite A is 1,490 sq ft and Suite B is 964 sq ft. These adjoining suites could also be combined to provide 2,451 sq ft if required. The suite on the first floor extends to 449 sq ft and has access to a shared kitchen and WC's.

Suite	Size sq ft	Car Parking
Ground Floor Suite A	1,490	6 spaces
Ground Floor Suite B	964	3 spaces
First Floor Suite A	449	1 space



Amenities

- **Comfort cooling and heating**
- **LED Lighting**
- **Impressive central atrium area**
- **Recently refurbished WC's**
- **Shared Kitchen**
- **Energy Performance Rating – D 86**



Terms

Available on a new lease direct from the Landlord for a term to be agreed. Alternatively, a 12 month renewable licence is available.

Rent

£19.00 per sq ft exclusive of VAT and all other outgoings. Inclusive rents from £995 per month plus VAT are available.

Business Rates

Business Rates will be payable directly to Slough Borough Council.

Small Business Rates Relief may apply subject to eligibility.



For more information or to arrange a viewing contact:

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