

**TARGETING NET
ZERO CARBON REFURB**



Computer generated image

**TWO CLEAR SPAN INDUSTRIAL / WAREHOUSE / R&D UNITS
EACH WITH 2 LOADING DOORS**

TO LET 14,702 – 29,407 SQ FT (1,365.9 – 2,732 SQ M)
AVAILABLE JULY 2025



UNITS E&F

HEATHROW WEST BUSINESS PARK
LANGLEY / BERKSHIRE / SL3 8XP

M4 EAST /
CENTRAL LONDON

HEATHROW
AIRPORT

J4B/J15

M25

A4

UNITS E&F

M4

SUTTON LANE

AXIS PARK

HEATHROW WEST
BUSINESS PARK

Royal Mail

DHL

hellmann
WORLDWIDE LOGISTICS

PARLAUNT ROAD

M4 WEST /
READING

SPECIFICATION



CLEAR SPAN
WAREHOUSE



8M CLEAR
INTERNAL HEIGHT



2 ELECTRIC LEVEL
ACCESS DOORS



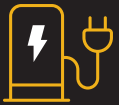
LARGE DEDICATED
YARD TO REAR



DOUBLE HEIGHT
RECEPTION AREA



FIRST FLOOR
OFFICES



EV CHARGING
POINTS



NEW ROOFTOP
SOLAR PANELS



GENEROUS CAR
PARKING SPACES
& LORRY BAYS





Computer generated images

LOCATION

Units E and F form part of Heathrow West Business Park, which offers both modern warehouse and office units in a corporate, landscaped, business park setting. The park is located at the junction of Parlaunt Road and Heron Drive, 0.5 miles from Langley town centre and 3.5 miles from Slough town centre.

The M4/M25 interchange is within 2 miles, providing easy access to the national motorway network and Heathrow Airport. Langley is also well located for access to the M40 via Uxbridge. A range of retail amenities including Tesco Express, SPAR and Costa are within walking distance, along with Langley Leisure Centre.

Langley Station is a 15 minute walk away, which provides Elizabeth Line services into London Paddington in 27 minutes, Bond Street in 30 minutes and Reading in 27 minutes (Source: Google maps).

DESCRIPTION

Units E and F each comprise a clear span warehouse / business unit of steel portal frame construction. The units are to undergo refurbishment throughout, targeting net zero carbon.

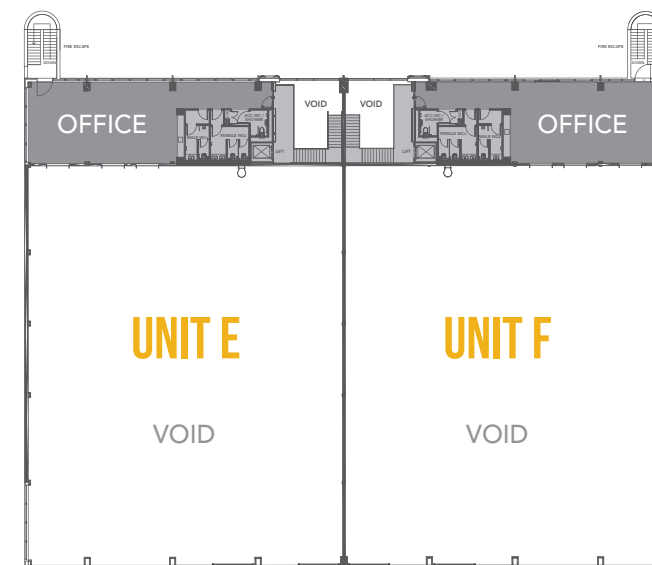
The buildings can be combined and would suit a range of occupiers to include hi-tech, R&D, laboratory and light industrial/storage uses.

ACCOMMODATION (Approximate gross external areas)

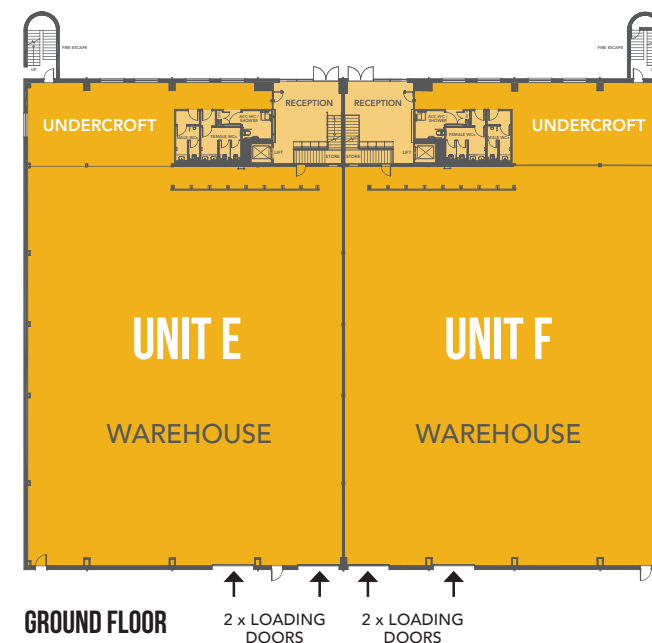
UNIT E	sq ft	sq m
First Floor Office	2,042	189.7
Ground Floor Warehouse	12,660	1,176.2
TOTAL (GEA)	14,702	1,365.9
UNIT F	sq ft	sq m
First Floor Office	2,038	189.3
Ground Floor Warehouse	12,667	1,176.8
TOTAL (GEA)	14,705	1,366.1
UNITS E & F COMBINED	29,407	2,732

PLANNING

The building benefits from planning consent for B1(b), B1(c) and B8 uses.



FIRST FLOOR





VIEWINGS

To arrange a viewing, please contact the joint sole letting agents:



020 8759 4141

jll.co.uk/property

Sarah Downes
07856 003 033
sarah.downes@jll.com

Harry Tanner
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**HOLLIS
HOCKLEY**

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Freddie Chandler
07935 769 627
freddie.chandler@hollishockley.co.uk

EPC RATING

Target rating: A.

TERMS

A new FRI lease is available direct from the landlord. Rent upon application.

Misrepresentation Act 1967 – Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2025.