



heathrow-west.co.uk

TO LET

14,702 – 29,407 sq ft

INDUSTRIAL / WAREHOUSE / R&D UNITS

Heathrow West Business Park | Langley | Berkshire **SL3 8PN**



HeathrowWest
BUSINESS PARK



UNITS

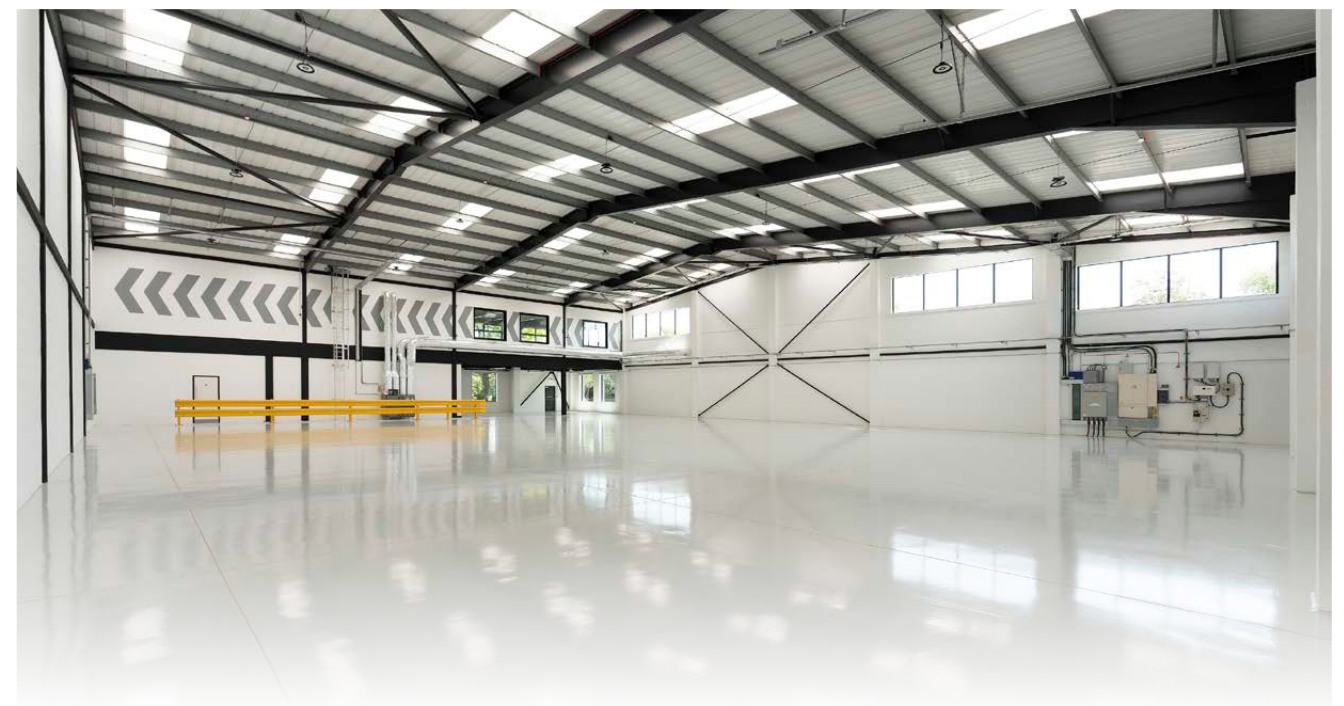
DESCRIPTION

Units E & F each comprise a clear span industrial / R&D unit of steel portal frame construction and are **fully refurbished throughout**.

The units benefit from 8m clear internal height, high bay LED lighting, 2 ground

level loading doors and a large dedicated loading yard to the rear.

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



HIGH QUALITY
CLEAR SPAN
WAREHOUSE



8M CLEAR
INTERNAL HEIGHT



2 ELECTRIC
LEVEL ACCESS
LOADING DOORS



LARGE DEDICATED
LOADING YARD
TO REAR



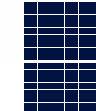
PASSENGER
LIFTS



DOUBLE HEIGHT
RECEPTION
AREA



FIRST FLOOR
AIR CONDITIONED
OFFICES



NEW ROOFTOP
SOLAR PANELS



EV CHARGING
POINTS



GENEROUS CAR
PARKING SPACES
& LORRY BAYS

ACCOMMODATION

Approximate gross external areas:

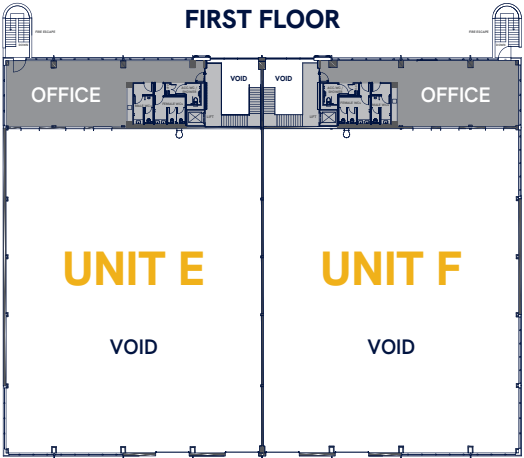
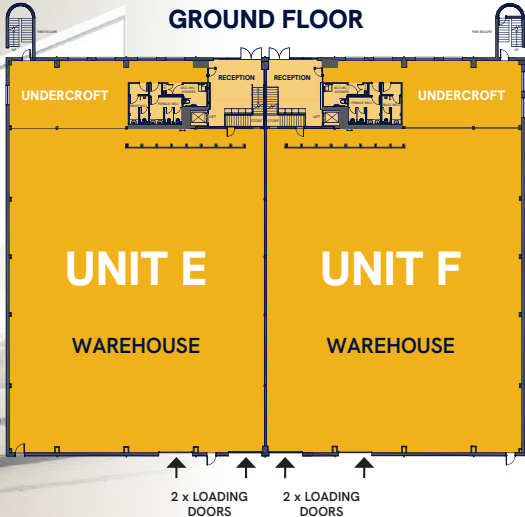
UNIT E	sq ft	sq m
Ground Floor Warehouse	12,660	1,176.2
First Floor Office	2,042	189.7
TOTAL (GEA)	14,702	1,365.9

UNIT F	sq ft	sq m
Ground Floor Warehouse	12,667	1,176.8
First Floor Office	2,038	189.3
TOTAL (GEA)	14,705	1,366.1

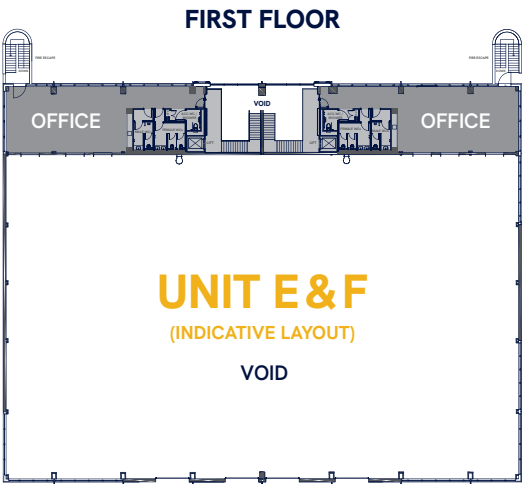
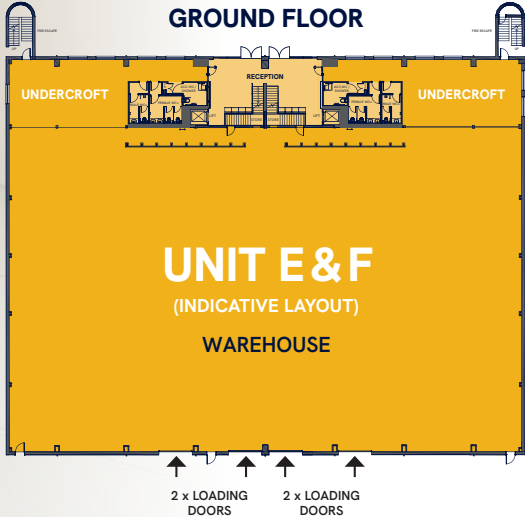
UNITS E & F COMBINED	29,407	2,732
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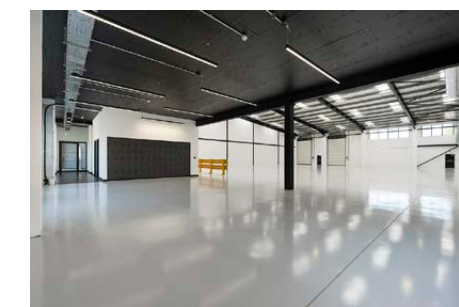


INDIVIDUAL UNITS



COMBINED SINGLE UNIT





TERMS

A new FRI lease is available direct from the landlord. Rent upon application. Renewable power available via PV cells. PPA to be agreed separately.

EPC RATING

EPC: A+.





Heathrow West BUSINESS PARK

LANGLEY / BERKSHIRE SL3 8PN

LOCATION

Units E & 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** which include 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	27 mins
Bond Street	30 mins
Reading	27 mins

(Source: Google maps)



UNITS **E&F**

UNITS
E&F



HeathrowWest
BUSINESS PARK

SUTTON LANE



Royal Mail

Axis Park




HERON DRIVE

PARLAUNT ROAD

J5




VIEWINGS

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



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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. July 2026.

Designed by: Ovation Creative Ltd, +44 (0)7889 982136

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