

Waterside Drive, Langley, Slough



LANGLEY QUAY

Offices To Let
2,906 - 6,240 sq ft

OVERVIEW

WELL-CONNECTED OFFICES IN THE HEART OF LANGLEY

The available accommodation comprises three office spaces at Langley Quay: the whole of Unit 5, the whole of Unit 3, and the first floor of Unit 1.

Unit 1 offers refurbished office space with modern features, including raised floors, upgraded lighting and air conditioning. The building benefits from a dedicated reception area, passenger lift, male and female WCs, and shower facilities. Units 3 and 5 are ideal for occupiers seeking a self-contained workspace.

With ample on-site parking (1:250 sq ft ratio) and extremely close proximity to Langley Station, these offices provide a convenient and well-connected working environment.



WHOLE OF
UNIT 3 & UNIT 5
AVAILABLE



FIRST FLOOR OF
UNIT 1 AVAILABLE



Unit 1

SPECIFICATION



REFURBISHED
OFFICE
ACCOMMODATION



RAISED FLOORS,
LIGHTING & AIR
CONDITIONING



DEDICATED
RECEPTION
WITH LIFT



SHOWER
FACILITIES



AMPLE ON-SITE
CAR PARKING
(1:250 SQ FT)

THE SPACE

FLEXIBLE WORKSPACES
SUITABLE FOR A RANGE
OF OCCUPIERS



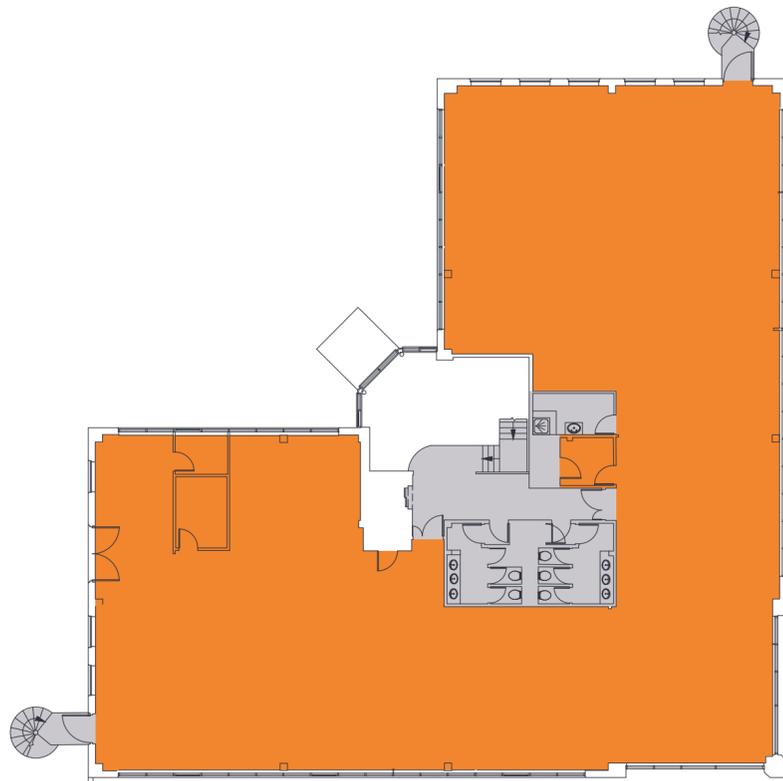
UNIT	FLOOR	SQ FT	SQ M
Unit 1	First	6,240	579.7
Unit 3	Ground	2,906	270.0
	First	2,906	270.0
	Total	5,813	540.0
Unit 5	Ground	2,622	243.6
	First	2,622	243.6
	Total	5,244	487.2
TOTAL		17,297	1,606.9

ACCOMMODATION & FLOOR PLANS

UNIT 1 6,240 SQ FT

FIRST FLOOR

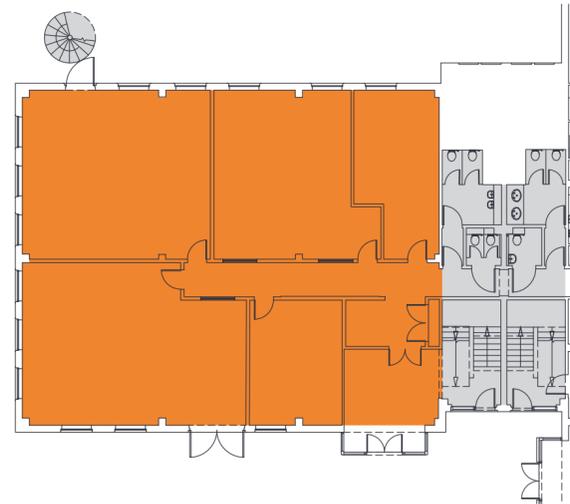
6,240 SQ FT • 579.7 SQ M



UNIT 3 5,813 SQ FT

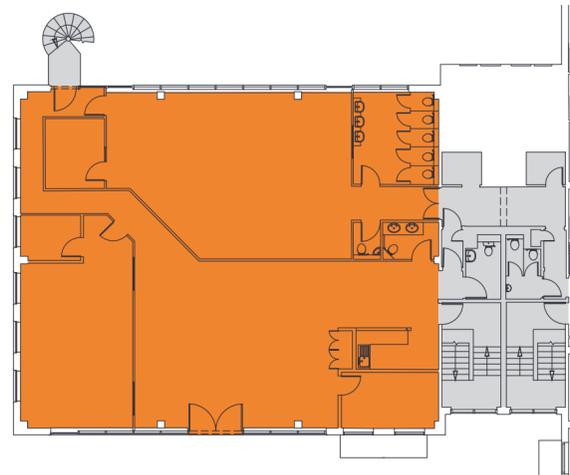
GROUND FLOOR

2,906 SQ FT • 270.0 SQ M



FIRST FLOOR

2,906 SQ FT • 270.0 SQ M



- Office
- Reception
- Core

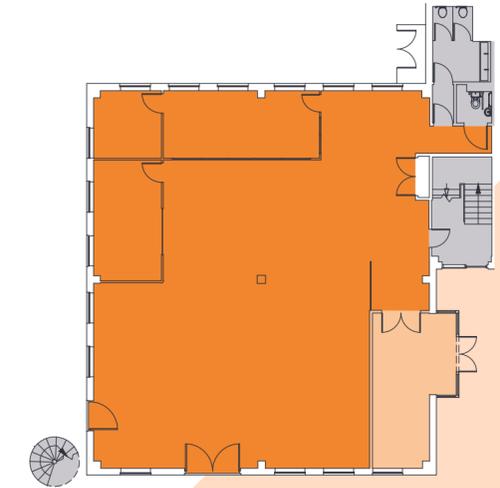
Floor plan not to scale and indicative only.



UNIT 5 5,244 SQ FT

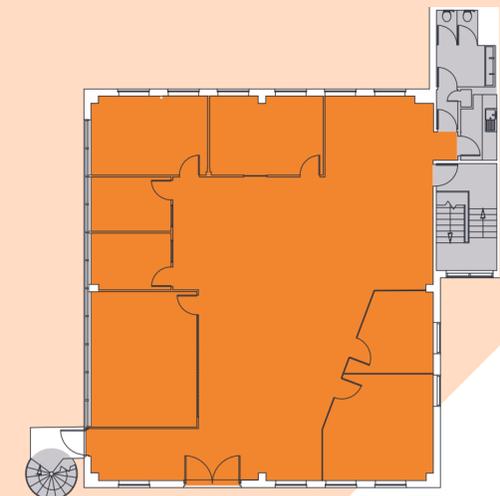
GROUND FLOOR

2,622 SQ FT • 243.6 SQ M



FIRST FLOOR

2,622 SQ FT • 243.6 SQ M



LOCATION

A PROMINENT POSITION WITH EXCELLENT TRANSPORT LINKS

Langley Quay is positioned on Waterside Drive, one of Langley's key commercial hubs.

Connectivity is excellent, with Langley Station just a short walk away, offering direct services to London Paddington and access to the Elizabeth Line. Junction 5 of the M4 is within 1.5 miles, providing swift links to the M25, M40, and the wider motorway network.

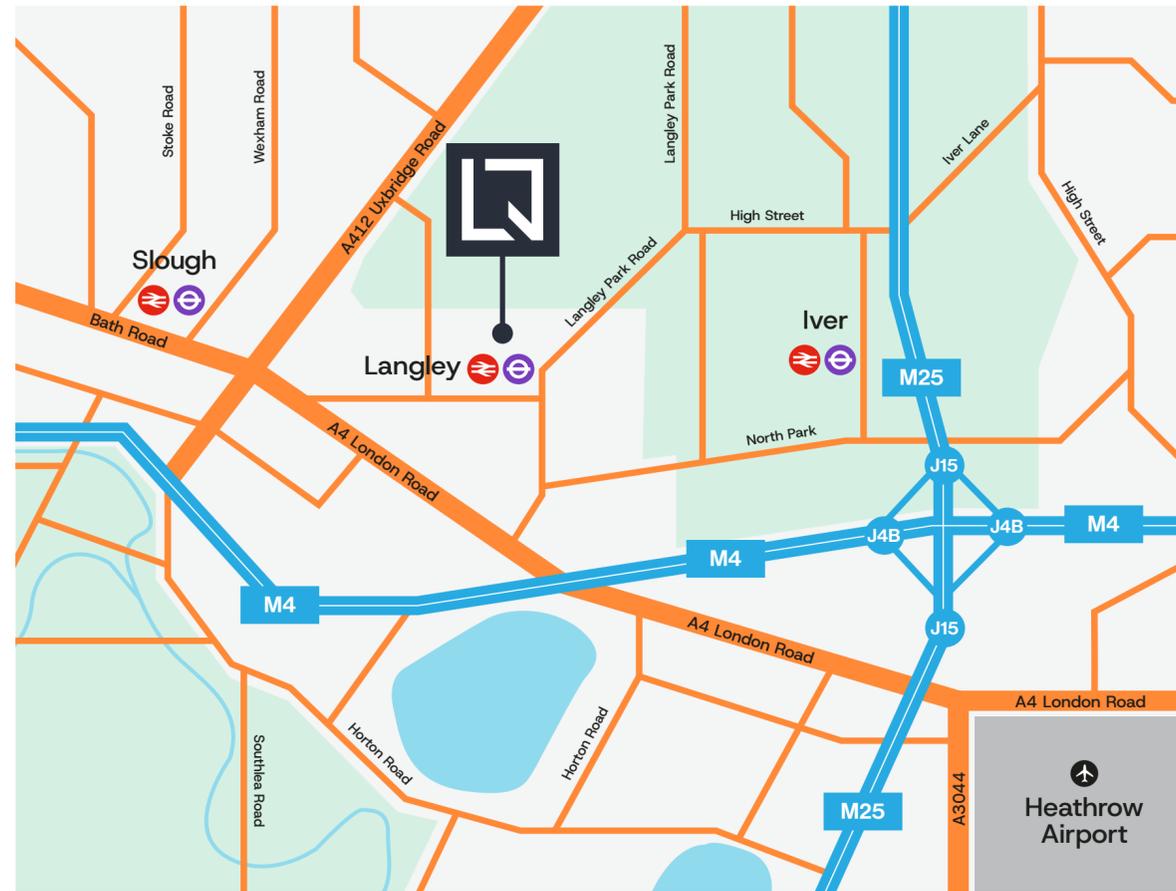
Heathrow Airport is approximately five miles to the east, making this an ideal location for businesses seeking strong transport links and a well-connected workspace.



SHORT 2 MIN WALK TO LANGLEY STATION (ELIZABETH LINE)



EXCELLENT ACCESS TO M4, M25 & HEATHROW AIRPORT



FURTHER INFORMATION

Viewings

Through the sole letting agents:

Terms

Upon application.

hatch
real estate

Vail Williams

Arabella Macrae
07771 166 935
arabella@hatch-re.com

Maria Hoadley
07584 649 059
mhoadley@vailwilliams.com

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Luke Storey
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KEY CONNECTIONS

Travel times in minutes. Source: Google Maps



Travelling by Elizabeth Line from Langley

16

Heathrow Airport

26

Paddington

32

Bond Street

42

Liverpool Street



Travelling by car from the property

5

M4 J5 (1.4 miles)

8

M25 15 (4 miles)

10

Heathrow Airport (5.6 miles)

10

M40 J1 (6.2 miles)



Misrepresentations Act 1967 - Whist all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2025.