

REFURBISHED & AVAILABLE NOW

# UNIT 6

## AXIS PARK

LANGLEY SL3 8AG

**TO LET**

DETACHED WAREHOUSE NEAR HEATHROW WITH  
SECURE YARD, JUST OFF JUNCTION 5 OF THE M4

**33,435 SQ FT (3,106 SQ M)**



[SEGRO.com/heathrow](https://www.segro.com/heathrow)

**SEGRO**  
WHERE BUSINESS WORKS

THIS NEWLY REFURBISHED UNIT BENEFITS FROM THREE LOADING DOORS, TWO STOREY AIR CONDITIONED OFFICES AND A SECURE FENCED YARD



- ✓ RECENTLY REFURBISHED WITH 45M SECURE YARD.
- 📍 JUST OVER 1 MILE TO JUNCTION 5 OF THE M4.
- ★ ESTABLISHED HOME OF DHL, ROYAL MAIL AND SMITHS NEWS.
- 📍 EASY ACCESS TO THE A40, M25 AND NATIONAL MOTORWAY NETWORK
- 📍 Take a virtual tour of Axis Park: [WWW.SEGRO.COM/6AXISPARK](http://WWW.SEGRO.COM/6AXISPARK)



YOU'LL BE IN GOOD COMPANY WITH SEVERAL WELL-KNOWN OCCUPIERS ALREADY ESTABLISHED ON THE ESTATE



ACCOMMODATION

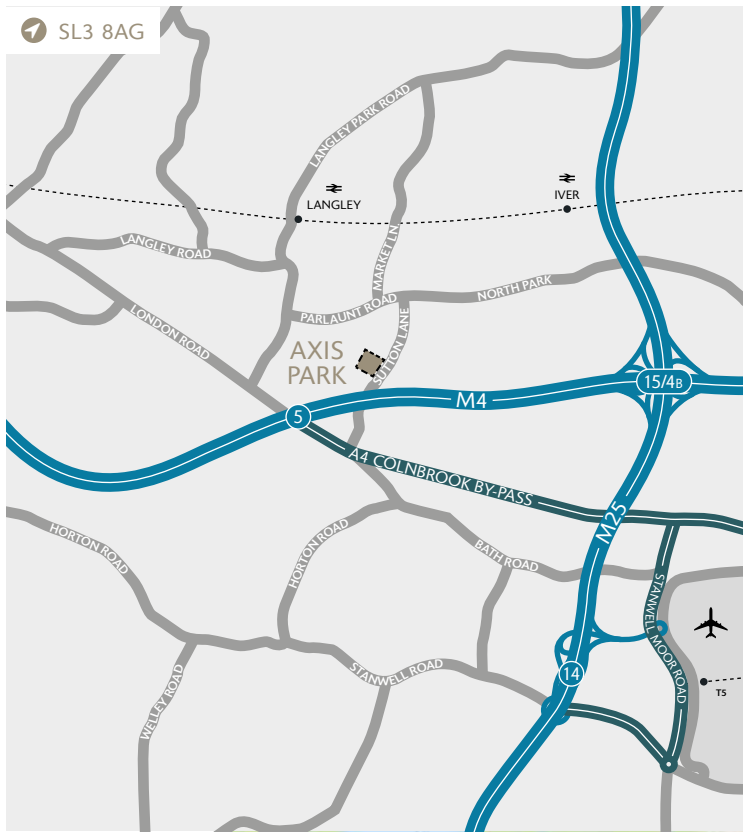
WAREHOUSE	26,111 sq ft
GROUND FLOOR OFFICES	3,622 sq ft
FIRST FLOOR OFFICES	3,702 sq ft
<b>TOTAL</b>	<b>33,435 sq ft (3,106 sq m)</b>

(All areas are approximate and measured on a Gross External basis)

SPECIFICATION

- Newly refurbished unit
- 6.7m clear eaves height
- 45m fenced yard
- Two storey air conditioned offices
- 3 loading doors
- 50 car parking spaces
- EPC rating: C – 75

SL3 8AG



### LOCATION

Located minutes from Heathrow Airport and strategically located on junction 5 of the M4, Axis Park benefits from easy access to the M4 and A40 with Central London only 20.6 miles away.

The M25 is also in close proximity, providing routes to the national motorway network and the M3 for links to the South West and beyond.

### DISTANCES

M4 JUNCTION 5	1.4 miles
A4	1.8 miles
LANGLEY (BERKS) STATION	2.0 miles
M25 JUNCTION 15	3.2 miles
HEATHROW CARGO TERMINAL	5.7 miles
CENTRAL LONDON	20.6 miles
A40	6.1 miles

Source: Google maps

### ABOUT SEGRO

SEGRO is a leading owner, asset manager and developer of modern warehousing, light industrial and data centre properties, principally concentrated in London's Western Corridor (including the Thames Valley).

We know that selecting the right accommodation is fundamental to business success. Our experienced teams provide our customers with the accommodation and the environment that helps their businesses thrive.

For more information, please contact the joint agents:



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