

TO LET

UNIT 6, AXIS PARK

Sutton Lane, Langley, Berkshire SL3 8AG



Key Highlights

- 6.7m clear height
- 45m secure yard
- Two storey air conditioned offices
- 1.4 miles from the M4 (J5)
- 3 loading doors
- 52 car parking spaces
- Well managed estate
- 5.7 miles from Heathrow Cargo Terminal

SAVILLS LONDON
33 Margaret Street
London, W1G 0JD

+44 (0) 207 409 8817

[savills.co.uk](https://www.savills.co.uk)

savills

Location

Strategically located 1.4 miles from J5 of the M4, Axis Park benefits from easy access to the M25 (J15), national motorway network and Heathrow Cargo Terminal (5.7 miles)

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.

Axis Park is a well-managed estate, neighbouring occupiers include DHL, Royal Mail and Connect Group.



Specification

- Recently refurbished unit
- 6.7m clear height
- 45m fenced yard
- Two storey air conditioned offices
- 3 loading doors
- 52 car parking spaces

Accommodation

FLOOR AREA	SQ FT	SQ M
Warehouse	26,178	2,432
Offices	7,299	678
Total	33,477	3,110

(GEA Approx)

Terms

The property is held by way of a lease expiring 28/08/2026, subject to tenant break 20/08/2021. Available via assignment, sublease or alternatively a new lease directly from the landlord may be available. Subject to Contract.

Rates

Current Rateable value is £297,500

EPC

C-75

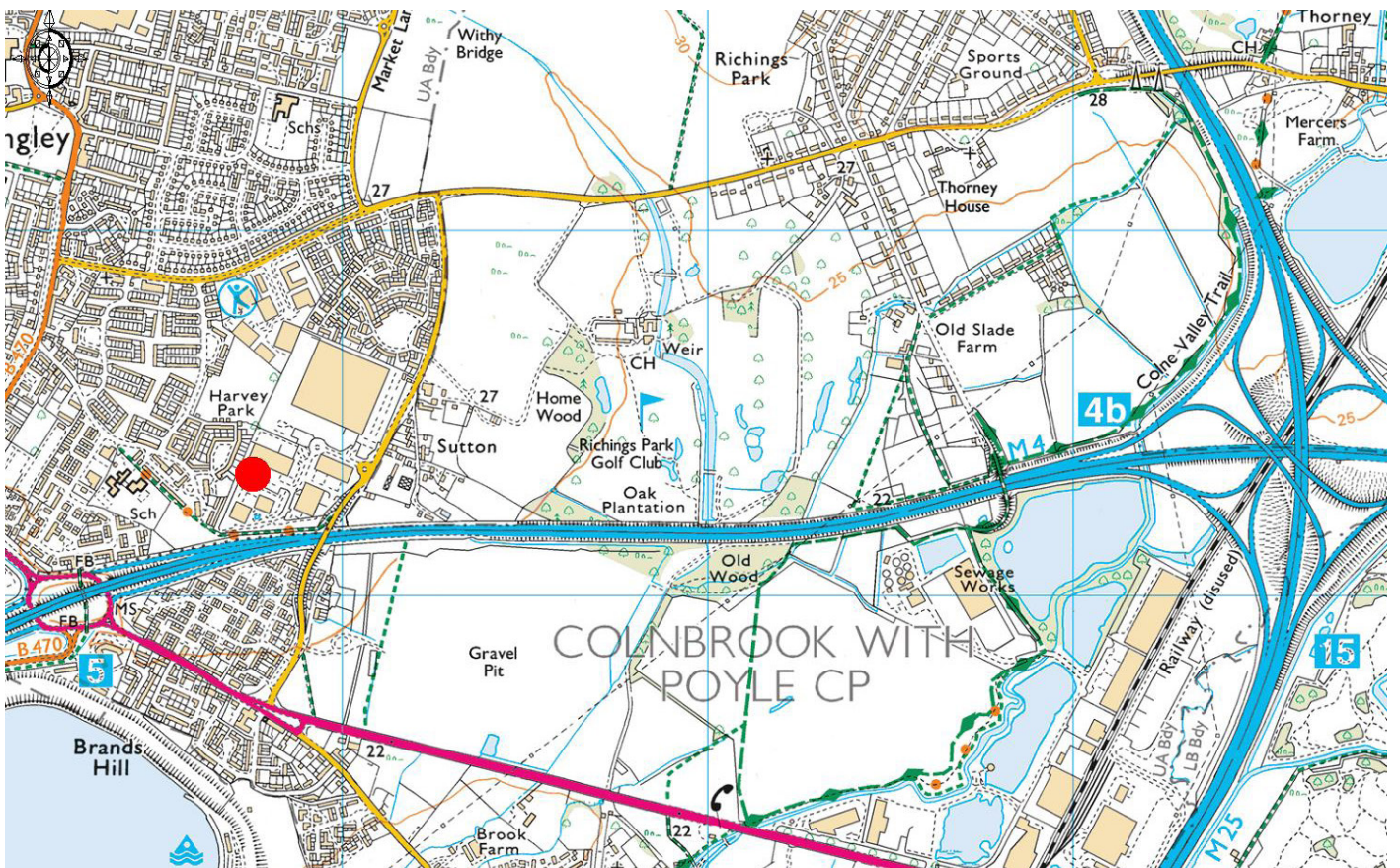
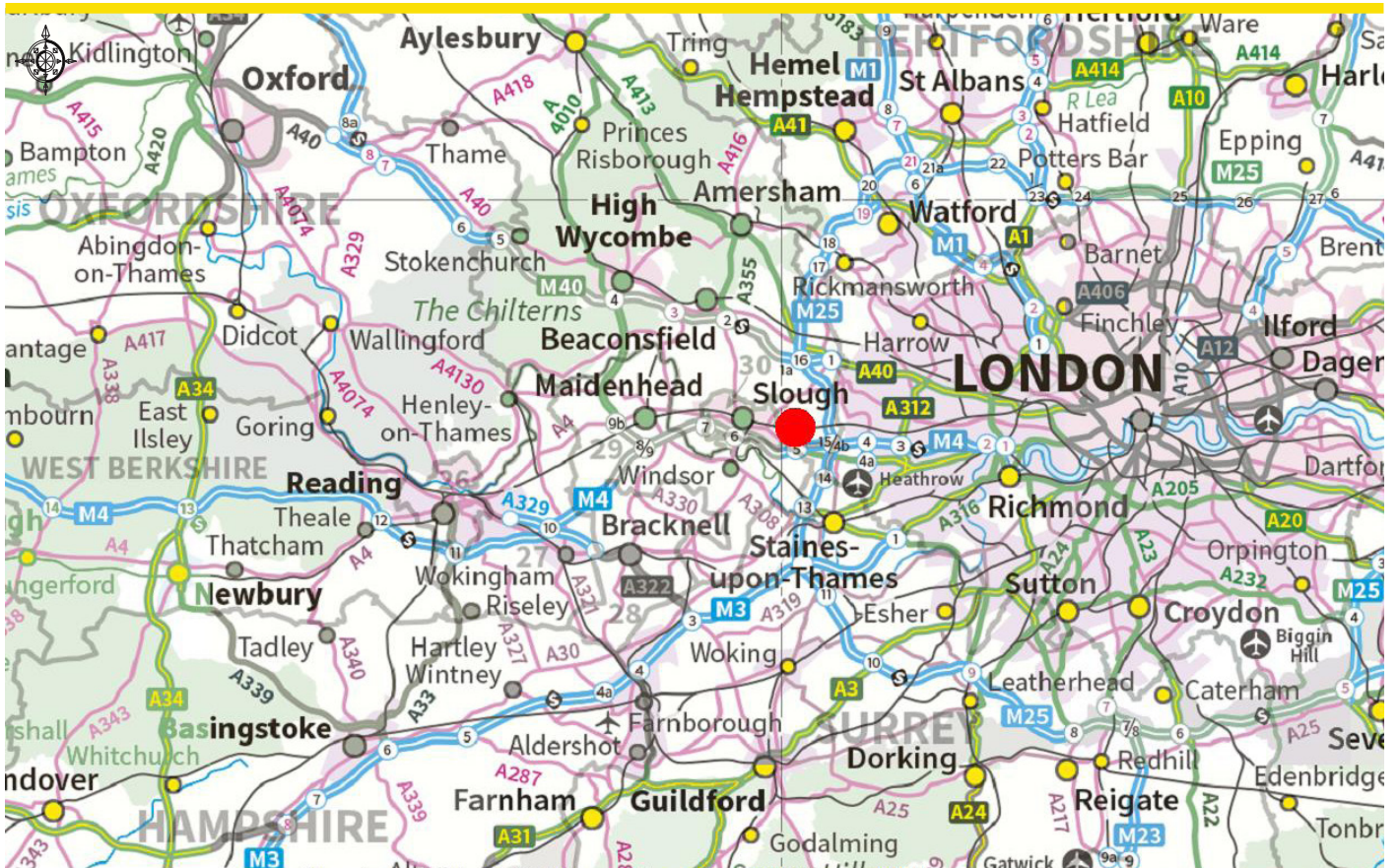


SAVILLS LONDON
33 Margaret Street
London, W1G 0JD

+44 (0) 207 409 8817

savills.co.uk

savills



SAVILLS LONDON
33 Margaret Street
London, W1G 0JD

+44 (0) 207 409 8817

savills.co.uk

savills



Contact

Christian Wright

+44 (0) 207 409 8142
cwright@savills.co.uk

Bonnie Minshull

+44 (0) 207 409 8088
bminshull@savills.co.uk

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | March 2019

savills