

AVAILABLE NOW

The Curve

AXIS BUSINESS PARK

LANGLEY SL3 8AG



TO LET

HIGH QUALITY OFFICE SPACE
WITH EXCEPTIONAL PARKING

6,949 – 22,493 SQ FT (646 - 2,090 SQ M)



✓ **Grade A** first and second floor offices with exceptional parking.

📍 **Just over 1 mile** to Junction 5 of the M4.

★ **Other occupiers** in the building include Balfour Beatty and Jabra.

ACCOMMODATION

FIRST FLOOR SUITE 1	8,298 sq ft
SECOND FLOOR SUITE 1	6,849 sq ft
SECOND FLOOR SUITE 2	7,246 sq ft
TOTAL	22,493 sq ft (2,090 sq m)

(All areas are approximate and measured to a Net Internal basis)

SPECIFICATION

- Impressive full height glass reception atrium
- Air-conditioning
- Full access raised floors
- 2 x 10 person passenger lifts
- Reception area
- Male, Female and Accessible WC's
- CCTV and onsite 24 hour security
- Barrier controlled car park
- Excellent parking ratio (1:169 sq ft)
- Energy Performance Certificates available upon request

DISTANCES

M4 JUNCTION 5	1.4 miles
A4	1.8 miles
LANGLEY STATION (Elizabeth Line)	2 miles
M25 JUNCTION 15	3.2 miles
HEATHROW CARGO TERMINAL	5.7 miles

Source: Google maps

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 9.7 million square metres of space (104 million square feet) valued at £23.8 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See SEGRO.com for further information.



For more information, please contact the joint agents:



John Pocock
john.pocock@logixproperty.com
07766 072273

Ben Rowe
ben.rowe@logixproperty.com
07949 971441

Paul Flannery
paulf@desouza.co.uk
07946 422920

The content of this document is believed to be correct at the date of publication, however the Company and its retained agents, accept no responsibility or liability for (or make any representation, statement or expression of opinion or warranty, express or implied, with respect to), the accuracy or completeness of the content of this document. If you would like to unsubscribe from future mailings, please contact marcomms@SEGRO.com. 01/23.

