

3 Waterside Court

Waterside Drive, Langley, Slough, SL3 6EZ



TO LET

1,604 TO 3,614 SQ FT
(149.02 TO 335.75 SQ M)

Available Q2 2026. High spec fitted and furnished ready to occupy offices close to Elizabeth Line with excellent parking.

- To be refurbished, fitted out and furnished
- Air-conditioning
- LED Lighting
- Raised Access Floors
- 17 allocated car parking spaces (1:213 sq ft)
- 350 metres from Langley Station

020 8707 3030
desouza.co.uk

Summary

Available Size	1,604 to 3,614 sq ft
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

3 Waterside Court is a modern self-contained office building providing accommodation over 2 floors. It benefits from air-conditioning, LED lighting and raised floors.

On site car parking is generous with a total of 17 allocated car parking spaces.

Location

Waterside Court is prominently situated on Waterside Drive, Langley Business Park one of Langley’s main commercial areas. Langley Station is only 350 metres from the buildings and provides a regular and fast service to London Paddington with a fastest journey time of 29 minutes and links to the rest of the Thames Valley. The Elizabeth Line provides fast connections to the West End, the City and Canary Wharf.

Langley has excellent road communications being only 1.5 miles north of the M4 (Junction 5). The M4 provides fast road access to Heathrow, Central London as well as Slough, Maidenhead and Reading. The M4/M25 intersection is just 3 miles east allowing easy access to the national motorway network.

Accommodation

Available as a whole (3,614 sq ft) or in separate floors from 1,614 sq ft.

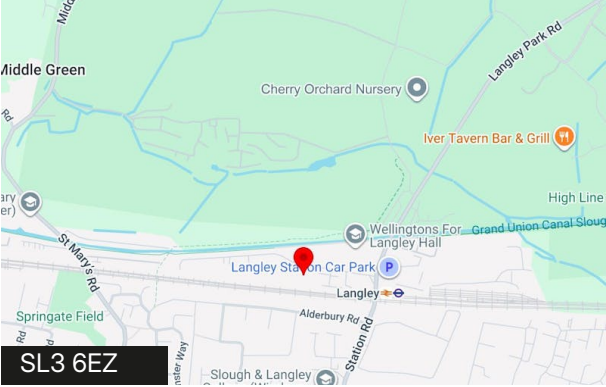
Name	Floor/Unit	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	Estate Charge (sq ft)	Availability
Ground - Ground Floor	Ground	1,604	149.02	On Application	On Application	On Application	Available
1st - First Floor	1st	1,816	168.71	On Application	On Application	On Application	Available
Total		3,420	317.73				

Viewings

By appointment with De Souza

Terms

Available on a new lease direct with the Landlord for a term to be agreed.



Viewing & Further Information



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