

VARIOUS OFFICE SUITES TO LET



150 - 923 Sq. Ft. (13.9 - 85.7 Sq. M.)

Falcon House

Central Way

Feltham

Middlesex

TW14 0XJ

kemptoncarr.co.uk | Mayfair office 0208 003 1701



Location

The property is well positioned to the south of the A30 within walking distance to Hatton Cross Station and approximately 2.5 miles south of junction 3-M4 and 5.5 miles East of junction 14-M25.

Description

The property comprises 3 floors of multi-let office suites presented in good order throughout. The suites have access to communal toilets and kitchen facilities. In addition they benefit from excellent natural light, perimeter trunking with Cat 5 cabling, LED lighting and air conditioning cassettes.

The building does have fibre connection available by way of a leased line.

Accommodation

	Sq. Ft.	M2	Rent pax	Service Charge pa
Suite G1	150	13.9	£2,100	£1,080
Suites G2 & G3	576	53.48	£9,950	£2,838
Suite G4	197	18.3	£3,255	£1,182
TOTAL	923	85.7	£15,305	£5,100

Approx net internal area (NIA)

Terms

The above rents are exclusive of business rates, service charges, insurance and utilities, and are subject to VAT.

New leases are available by negotiation directly from the landlord.

Business rates

The billing authority is London Borough of Hounslow.

We suggest the RVs and actual rates payable are verified by contacting the ratings officer at the billing authority directly.

Dependent on certain criteria tenants will be eligible for small business rates relief.

Legal Costs/VAT

Each party to bear their own professional and legal costs.

The properties are elected to pay VAT.

Parking Spaces

Suite G1 – 1 space

Suites G2 & G3 – 3 spaces

Suite 4 – 1 space

There is potential for more car parking by separate negotiation.

Amenities

- 24/7 CCTV
- Allocated parking
- Air cooling
- Good natural light
- LED recessed ceiling lighting
- Car Parking

Energy Performance Rating

TBC

Viewing and further information



David Pearce

david.pearce@kemptoncarr.co.uk

07921 820943



Mitchell Brooks

mitchell.brooks@kemptoncarr.co.uk

07818 117021



PROPERTY CONSULTANTS