

# GROUND FLOOR OFFICE SUITE TO LET



**576 Sq. Ft. (53.48 Sq. M.)**

Suites G2 & G3

Falcon House

Central Way

**Feltham**

**Middlesex**

TW14 0XJ

[kemptoncarr.co.uk](http://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 suite is located at ground floor level and has access to communal toilets and kitchen facilities. In addition the suite benefits from excellent natural light, perimeter trunking with Cat 5 cabling and air conditioning cassettes.

The building does have fibre connection available by way of a leased line and 3 car parking spaces. More car parking is available by separate negotiation.

## Accommodation

	Sq. Ft.	M2
Suite G2	315	29.20
Suite G3	261	24.28
<b>TOTAL</b>	<b>576</b>	<b>53.48</b>

*Approx net internal area (NIA)*

## Terms

£9,950.00 per annum

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

A new lease is available by negotiation directly from the landlord.

## Business rates

We have been verbally informed the rateable value is £8,200.

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 property is elected to pay VAT.

## Amenities

- 24/7 CCTV
- Allocated parking
- Air cooling
- Good natural light

## Energy Performance Rating

TBC



## Viewing and further information



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