

Falcon House, 115-123 Staines Road, Hounslow TW3 3LL



High Quality Town Centre Offices - To Let

1,655 sq ft – 11,922 sq ft (154 – 1,108 sq m)

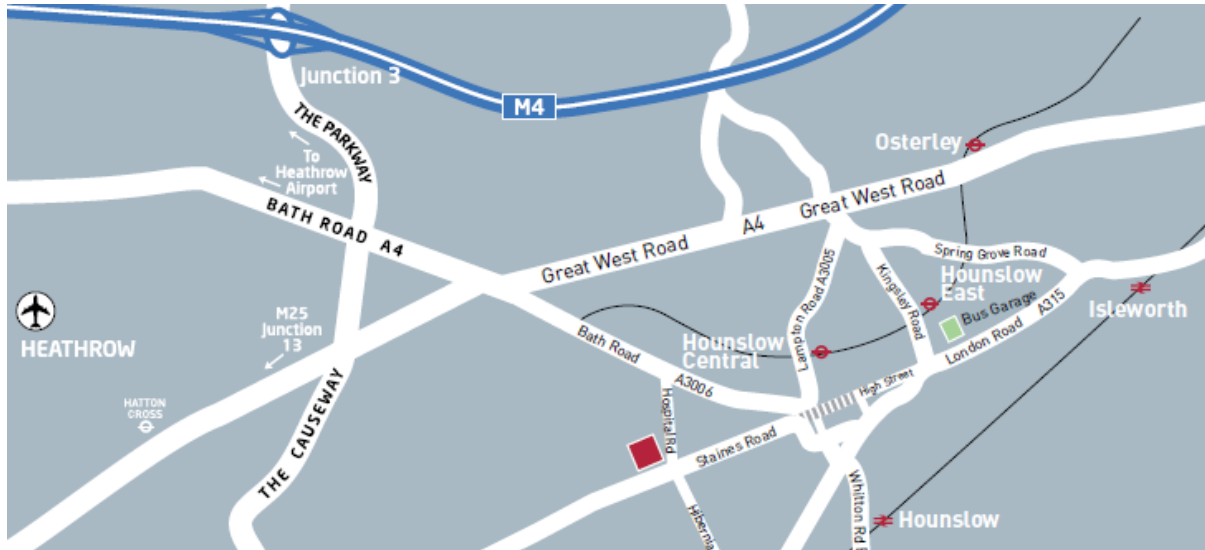
- Impressive Headquarters Building
- Recently Modernised Reception
- Close to Hounslow Central (Piccadilly Line)
- Short Walk to Town Centre
- Allocated car parking

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.



Falcon House is an impressive modern office building close to Hounslow Town Centre and within a short walk of Hounslow Central Station for the Piccadilly Line. The building benefits from a recently modernised reception area and basement and surface level car parking. The third and fourth floors are due to be comprehensively refurbished. The ground floor suite benefits from an existing high quality fit out.

The availability is as follows:-

Entire Third Floor	6,183 sq ft	574 sq m
Entire Fourth Floor	4,084 sq ft	379 sq m
Ground Floor Suite	1,655 sq ft	154 sq m
TOTAL	11,922 sq ft	1,108 sq m

Amenities

- Air-conditioning
- Full height glazing
- Raised access floors
- Newly modernised reception
- 2 passenger lifts and goods lift
- Secure on site parking (12 spaces)

Terms/Rent Available on new leases direct with the Landlord. Rent on application.

EPC Rating D-76. Certificate available on request.

Contact For further information or to arrange a viewing please contact:-

Paul Flannery – De Souza
020 8707 3035 or 07946 422920
paulf@desouza.co.uk

Or Joint Agent Lambourn Commercial – 020 3752 7569