

## 5 - 6 Horton Road, Poyle, Heathrow SL3 0DF



### FIRST FLOOR OFFICES - TO LET

---

997 – 3,399 sq ft (93 – 316 sq m)

- Within 500m of M25 Junction 14
- Close to Heathrow Terminal 5
- Refurbished first floor accommodation
- Shared kitchen facilities
- Allocated car parking

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

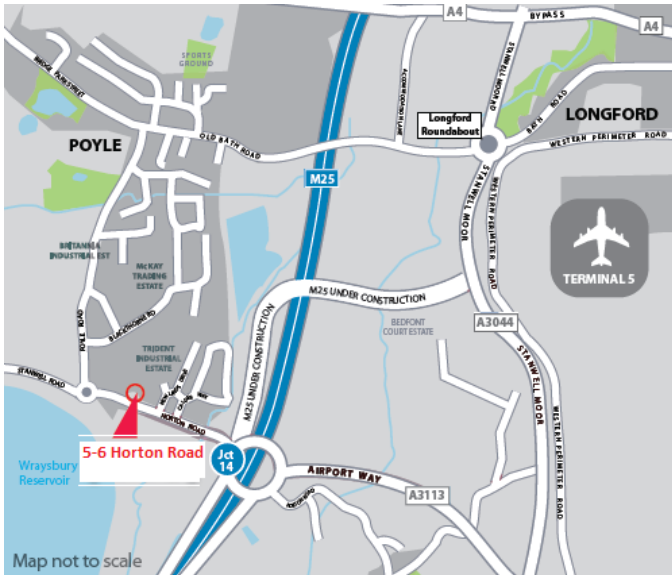
**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

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.

## Location

The building is situated on Horton Road, Poyle just off Junction 14 of the M25 Motorway and within 1 mile of Heathrow Airport.

Such a location provides excellent access to the major motorway network (M25, M4, M3, M40) Central London and Heathrow Airport.



## Description

5-6 Horton Road is a detached self-contained two storey premises with on site parking.

The first floor has undergone a comprehensive refurbishment to provide separate office suites with good natural light and access to a communal kitchen area.



## Amenities

- Within 500m of M25 (J14)
- Close to Terminal 5
- Raised floors
- Double height reception
- Suspended ceilings with category II lighting
- Communal kitchen area
- Allocated car parking



## Availability

<b>Suite F</b>	<b>997 sq ft</b>	<b>93 sq m</b>
<b>Suite H</b>	<b>2,402 sq ft</b>	<b>223 sq m</b>
<b>Total</b>	<b>3,399 sq ft</b>	<b>316 sq m</b>

## Rent

£16.50 per sq ft per annum exclusive.

## EPC

Energy Performance Rating: D 100  
Reference Number: 0620-0339-3289-3220-8096

## Contact

**Paul Flannery  
De Souza**  
07946 422920  
paulf@desouza.co.uk

**Marcus Smith  
Vail Williams LLP**  
07879434314  
msmith@vailwilliams.com