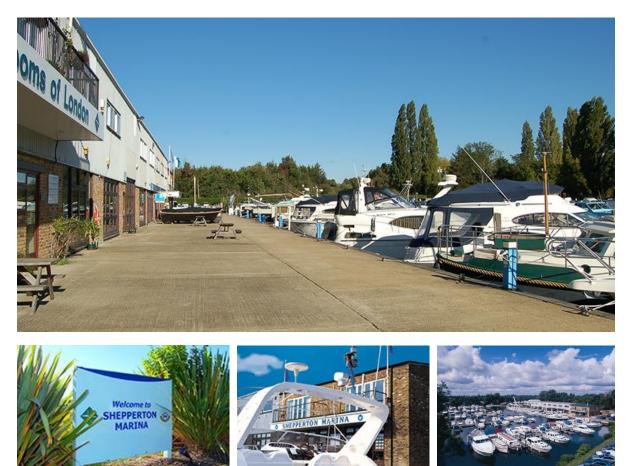


Shepperton Marina, Felix Lane, Shepperton TW17 8NS



TO LET

Office Suites on Inclusive Rents

Grnd Floor Quayside Suite

First Floor Suite

- Unique location
- Excellent car parking Inclusive rents

197 sq ft (18.3 sq m) 205 sq ft (19.04 sq m)

- Estate CCTV

Tel: 020 8707 3030

www.desouza.co.uk

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

Location

The offices are located within the Shepperton Marina complex between Sunbury on Thames and Shepperton. The marina is accessed from Felix Lane off Fordbridge Road. The M3 (Junction 1) is within 2 miles and provides access to the motorway network and Central London (15 miles). The offices are also well located for Heathrow Airport, which is approximately 7 miles.

Description

There are 2 suites available. A first floor suite extending to 205 sq ft suitable for 2/3 desks with access to a shared kitchen and a ground floor quayside suite with its own teapoint also suitable for 2/3 desks.

Amenities

- Unique location
- Kitchens

- Shared WC's
- Showers

- Estate CCTV
- Ample on-site car parking

Terms

Available on new leases direct with the landlord. Rent is inclusive of business rates, service charges and buildings insurance.

Suite	Size	Inclusive Rent
Ground Floor Quayside Suite	197 sq ft (18.3 sq m)	£7,000 per annum
First Floor Suite	205 sq ft (19.4 sq m)	£7,500 per annum

Contact

Paul Flannery paulf@desouza.co.uk 020 8707 3035 07946 422920

Energy Performance Asset Rating		
More energy efficient	Certificate Reference Number: 9290-7931-0352-5190-8084	
A 0-25 B 26-50		
C 51-75	This is how energy efficient the building is.	
D 76-100		
E 101-125		
F 126-150		
Over 150 Less energy efficient		

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