

**MIDDLEBRIDGE HOUSE & STONEBRIDGE HOUSE
PADBURY OAKS, 579 BATH ROAD, HEATHROW UB7 0EW**



Self-contained Offices/Office Suites - To Let

1,238 sq ft – 5,123 sq ft (125 sq m - 476 sq m)

- **Close to Heathrow Airport**
- **Self-contained buildings or suites available**
- **On site parking**
- **Close to local bus services**

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.

Location

Middlebridge & Stonebridge House are located at Padbury oaks, a courtyard development offering flexible office space on the south side of Bath road in Longford.

The property is approximately 2 miles from junction 14 of the M25 providing excellent access to the M4, M3 and extensive motorway network.

The nearest tube station is Hatton Cross on the south side of the airport and the Bath road is well serviced by numerous local bus services.

Description

Middlebridge House and Stonebridge House are 2 self-contained buildings providing office accommodation over 3 floors. They are currently interconnected providing a single building of 5,123 sq ft.

Middlebridge House is available as a single self-contained building extending to 1,345 sq ft.

Stonebridge House is available as a whole (3,778 sq ft) or in individual floors from 1,238 sq ft.

Accommodation

Stonebridge House	Sq Ft	Sq m
Ground Floor	1,238	115
First Floor	1,302	121
Second Floor	1,238	115
TOTAL	3,778	351
Middlebridge House		
Ground Floor	452	42
First Floor	527	49
Second Floor	366	34
TOTAL	1,345	125
ENTIRE BLOCK	5,123	476

Amenities

- Close to Heathrow Airport
- Business Park Environment
- Self-contained buildings or suites available
- On site parking
- Close to bus services
- Fast access to M25 J14



Terms

Available on new leases direct with the freeholder for a term to be agreed.

Rent

£27.50 per sq ft per annum including the service charge and exclusive of VAT and all other outgoings.

Contact

For more information or to arrange a viewing contact sole agents De Souza:-

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