

Duval House, Harmondsworth, Heathrow, UB7 0BT



Self-Contained Office Building with Excellent Parking To Let

12,263 sq ft (1,139 sq m)

- Detached Self-Contained Office Building – To Be Refurbished
- Excellent Location Close To Heathrow
- Close To Junctions 3 & 4 of the M4
- 37 On Site Car Parking Spaces

Tel: 01753 915917

www.desouza.co.uk

Slough Office: Adelaide House, 1 Perth Trading Estate, Slough SL1 4XX

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

Duval House is prominently situated on a corner site at the junction of High Street and Hatch Lane/ Holloway Lane (A3044) in the village of Harmondsworth which is strategically positioned between Junction 4 of the M4 motorway (1.5 miles) and Heathrow Airport.

The A4 Bath Road is only 0.5 miles from the building and the U3 Bus service running between the airport and Uxbridge passes outside the building. The village benefits from a Post Office, Convenience Store and public houses.

Description

Duval House is a three storey, brick constructed self-contained office building with a private courtyard and secure gated parking. It provides good quality open plan accommodation over ground and two upper floors. There is a generous on-site car parking ratio.

Amenities – To Be Refurbished

- **Suspended Ceiling**
- **Fully Accessible Raised floor**
- **Kitchenette facilities**
- **Outdoor Courtyard area**
- **Separate male. female and disabled WC's**
- **Passenger lift**
- **37 Allocated car parking spaces**

Availability

Accommodation	Sq ft	Sq m
Ground Floor Reception	439	40.78
Ground Floor	4,591	426.50
First Floor	4,762	442.39
Second Floor	2,471	229.56
Total	12,263	1,139

EPC

Energy Performance Certificate Rating TBC.

Terms

Available on a new lease direct with the Landlord for a term to be agreed.

The freehold with VP may also be considered.

Contact

For further information or to arrange a viewing contact De Souza :-

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