

53 Lampton Road, Hounslow, Middlesex TW3 1LY



TO LET

- Prominent Town Centre Office Building Suitable for D1 Use*
- Only 50 metres from Hounslow Central Station (Piccadilly Line)
- 2,073 sq ft over 4 floors (net internal area)
- Large frontage



*Subject to planning consent

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

53 Lampton Road is prominently located on the corner of Lampton Road and Queen's Road in Hounslow Town Centre. Hounslow Central Station (Piccadilly Line) is only 50 metres from the building and provides fast access to Heathrow Airport and Central London. The property is located in a gateway location and equidistant to the new High Street Quarter and Town Centre.



Description

53 Lampton Road is a self-contained dual aspect building with character features. Previously occupied by a firm of accountants for over 35 years and would suit alternative uses such as nursery, education use or retail subject to planning consent.

It benefits from high floor to ceiling clearances offering light filled rooms many of which are double aspect. Rare opportunity to locate for branding in a highly visible and high footfall location.

Accommodation

The building provides accommodation over 4 levels. It extends to a gross internal area of approximately 2,624 sq ft. The net internal areas are as follows:-

Ground Floor	694 sq ft	64.5 sq m
First Floor	563 sq ft	52.3 sq m
Second Floor	571 sq ft	53.0 sq m
Third Floor	245 sq ft	22.8 sq m
	2,073 sq ft	192.6 sq m

Amenities

- Town centre location
- Prominent position
- Character self-contained building
- Large frontage
- 50 metres from Hounslow Central
- B1 Offices
- Suitable for alternative uses (STPP)
- Car parking to front

Terms

£45,000 per annum exclusive of business rates and all other outgoings. VAT is not payable on the rent.

Contact

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