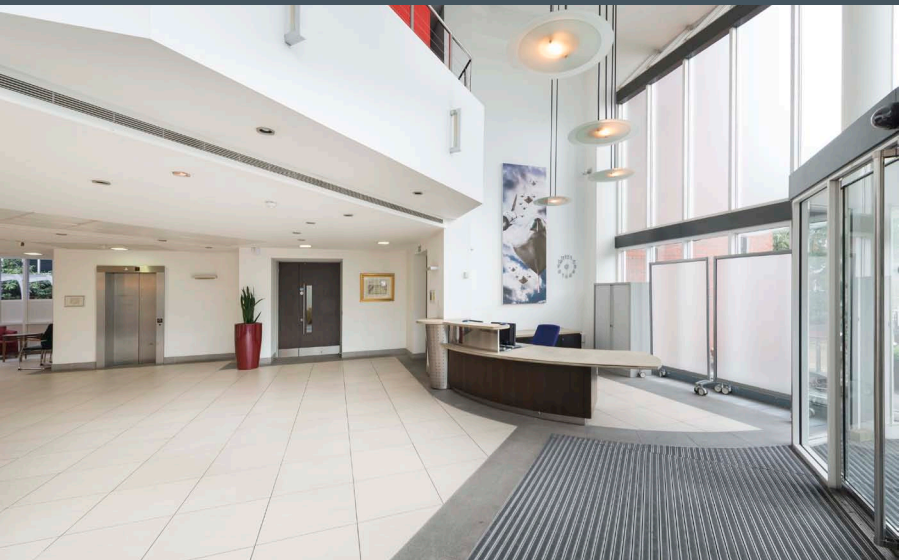


TO LET

# CAPITAL PLACE

120 BATH ROAD, HEATHROW UB3 5AN



OPPOSITE  
HEATHROW  
AIRPORT



MODERN OFFICES AVAILABLE ON FLEXIBLE TERMS AND COMPETITIVE RENTS

500 - 50,963 SQ FT (46 - 4,732 SQ M)

**CAPITAL PLACE** IS A MODERN HEADQUARTERS OFFICE BUILDING WITH A LARGE RECEPTION AREA AND ON SITE CAR PARKING. THE FLOOR PLATES ARE ARRANGED AROUND A CENTRAL ATRIUM AREA. THE BUILDING BENEFITS FROM AIR-CONDITIONING AND RAISED ACCESS FLOORS.



## LOCATION

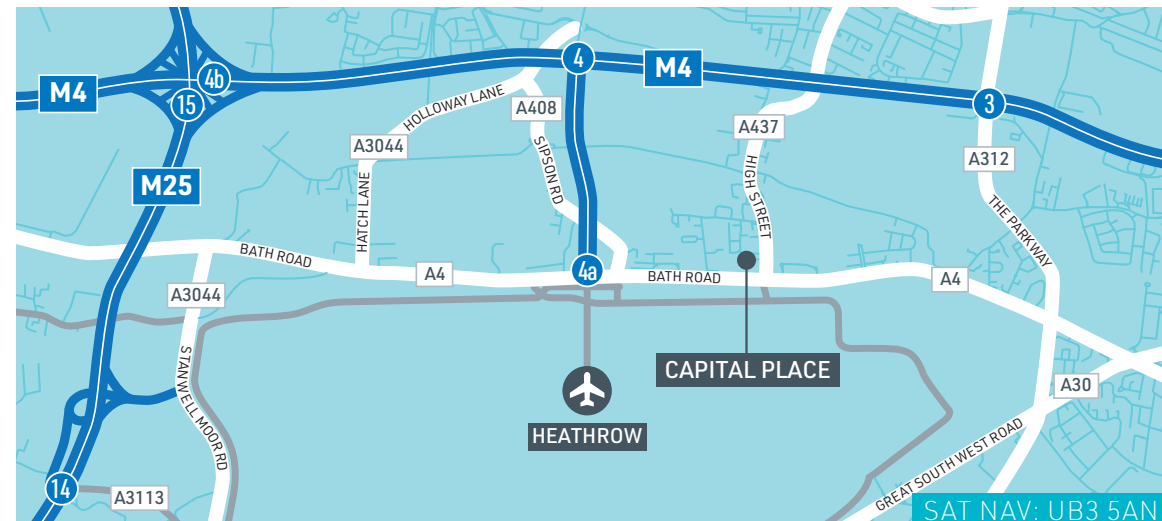
Capital Place is prominently situated opposite Heathrow Airport on the Bath Road just a few minutes' drive from the motorway network. Heathrow Terminals 2 and 3 can be reached in just 6 minutes by car or alternatively by local free bus services as the property is within the Heathrow free fare zone.

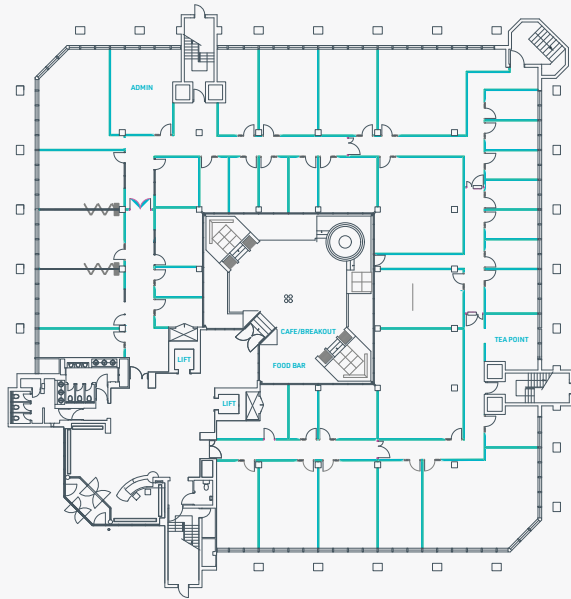
The building is adjacent to Sheraton Skyline, Holiday Inn and Marriott hotels which offer a range of amenities. There is a Starbucks coffee shop next door the Sheraton Skyline.

**From 2019 Elizabeth Line trains will provide a direct link between the airport and central London destinations including Bond Street, Liverpool Street and Canary Wharf. There will be 6 trains per hour.**

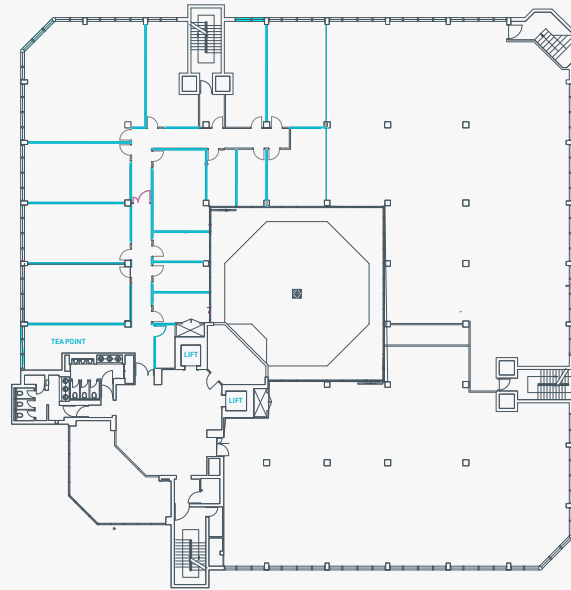


There is fast access to **Central London** from the airport via the **Heathrow Express** service with a journey time of **15mins**.

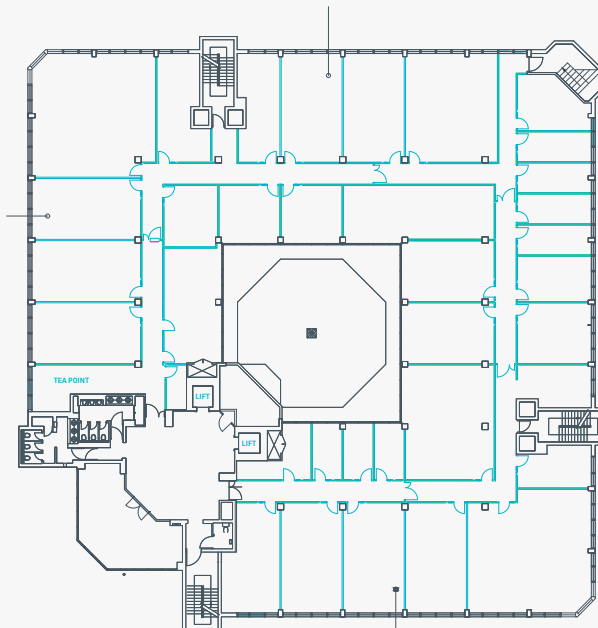




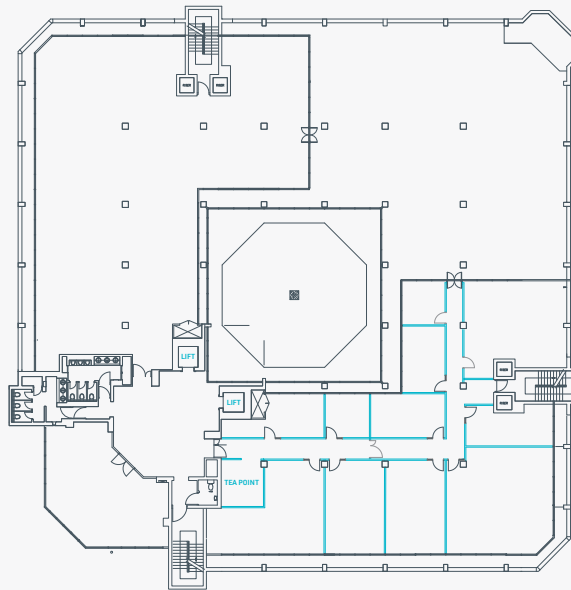
GROUND FLOOR



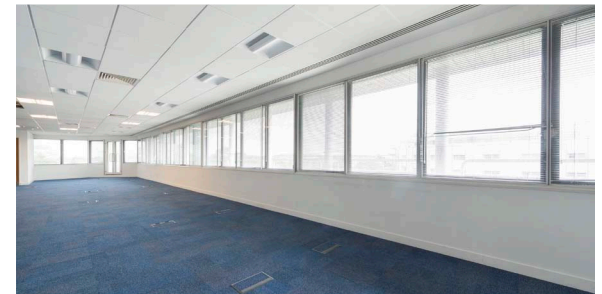
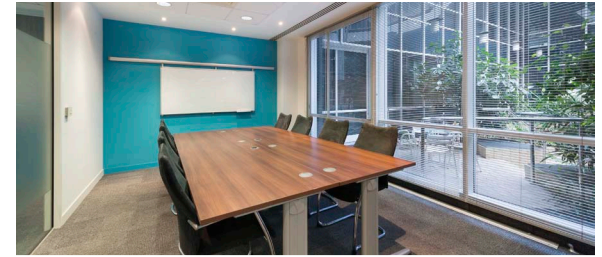
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



### NET INTERNAL FLOOR AREAS

Available  
in suites  
from  
sq ft

	sq m	sq ft	sq ft
Third Floor	9,368	870.3	4,229
Second Floor	14,825	1377.2	500
First Floor	14,317	1330.0	500
Ground Floor	12,453	1,156.9	500
<b>Total</b>	<b>50,963</b>	<b>4,734.5</b>	

### TERMS

Flexible and competitive lease terms available.

**FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING CONTACT SOLE AGENTS DE SOUZA.**



**PAUL FLANNERY**

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DISCLAIMER: These Particulars are believed to be correct at time of going to Press, The Vendor and Agents of this property give notice that: (1) These Particulars are intended as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details.

(3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. October 2018.