

## Shepperton Marina, Felix Lane, Shepperton TW17 8NS



### **TO LET**

#### **Quayside Office Suite on Inclusive Rent**

934 sq ft (86.8 sq m)

- Unique location
- Excellent car parking
- Kitchen
- To be refurbished
- Estate CCTV
- Inclusive rent

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://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

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

The available suite is on the ground floor quayside providing excellent views of the marina. It is due to be comprehensively refurbished.

## Amenities

- Unique location
- Shared WC's
- Showers
- Kitchen
- Estate CCTV
- Ample on-site car parking

## Terms

Available on a new flexible lease direct with the landlord. Rent - £28.00 per sq ft inclusive of business rates, service charges and buildings insurance. Rent is subject to VAT.

## Contact

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