

ECLIPSE HOUSE

EXCELLENT
CAR PARKING
60 SPACES (1:235 PSF)



OFFICE SPACE TO LET ON COMPETITIVE INCLUSIVE RENT



GREAT SOUTH WEST ROAD, FELTHAM, HEATHROW TW14 8NU



- AIR-CONDITIONING
- RAISED ACCESS FLOORS

- LIFT
- MODERN RECEPTION AREA

- MALE, FEMALE
AND DISABLED WC'S

- EXISTING FIT OUT INCLUDING OFFICES,
MEETING ROOMS AND KITCHENS

6,700 – 14,090 SQ FT (622 – 1309 SQ M)



ECLIPSE HOUSE is a 3 storey headquarters office building providing modern accommodation over 3 floors. The building benefits from air-conditioning, raised access floors and an existing fit providing a good mix of open plan and individual offices and meeting rooms and kitchen facilities. There is generous on site car parking with a total of 60 spaces available for the available floors (1:235 psf)



ACCOMMODATION

	SQ M	SQ FT
FIRST FLOOR	686.5	7,390
SECOND FLOOR	622.4	6,700
TOTAL	1308.9	14,090



EPC Energy Performance Rating – D- 84

Terms Available by way of a sublease to August 2022 at a competitive rent inclusive of business rates and service charges. Rent on application

LOCATION

The building is prominently situated fronting the A30 Great South West Road close to Bedfont Cross just south of Heathrow Airport and within a 3 minute drive of Terminal 4. Underground services are within walking distance at Terminal 4 or Hatton Cross Station (Piccadilly Line). Feltham Station for overground services and Staines-upon-Thames are approximately 10 mins away by car.

SAT NAV: TW14 8NU



DISTANCES AND TRAVEL TIMES

	DISTANCE	BY CAR	WALKING
✈ HEATHROW AIRPORT (TERMINAL 4)	1.0 MILE	3 MINS	18 MINS
🚆 HATTON CROSS STATION (PICCADILLY LINE)	1.3 MILES	5 MINS	25 MINS
🚆 FELTHAM STATION (OVERGROUND)	2.8 MILES	10 MINS	
📍 STAINES-UPON-THAMES	3.5 MILES	12 MINS	



For further information or to arrange a viewing contact sole agents



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