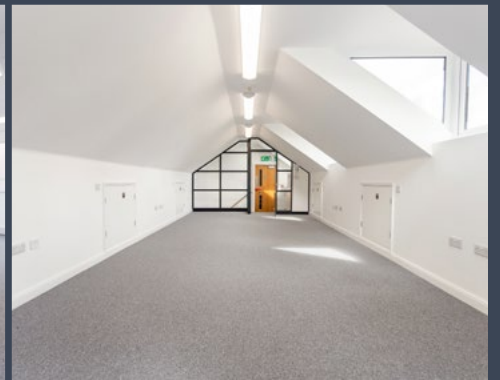


# RIVER VIEW

THE MILL, HORTON ROAD, STANWELL MOOR, HEATHROW TW19 6BJ



## Character Office Building with a Private Decking Area Overlooking the River Colne

2,516 sq ft (233.8 sq m)

Newly refurbished with a feature weir on ground floor

Air-conditioning

LED Lighting

Kitchen and WCs

0.3 miles from M25 (J14)

Close to Heathrow Airport

12 on-site car parking spaces

# RIVER VIEW

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## LOCATION

The property is located on Horton Road, less than 1 mile from Junction 14 of the M25. The nearest train station is in Heathrow Terminal 5 which provides regular services to London Paddington with a journey time of approximately 22 minutes. The Piccadilly tube line also serves this station and there is a bus service which runs between Terminal 5 and Stanwell Moor.

The village of Stanwell Moor has a post office and local pub within walking distance and sandwich vans visit the premises during the day. Alternatively, Staines town centre is approximately 4 miles away providing a wide selection of shops and restaurants.

## ACCOMMODATION (APPROX NIA)

|              | SQ FT        | SQ M         |
|--------------|--------------|--------------|
| Ground Floor | 1,298        | 120.6        |
| First Floor  | 897          | 83.4         |
| Second Floor | 321          | 29.8         |
| <b>TOTAL</b> | <b>2,516</b> | <b>233.8</b> |

## DESCRIPTION

The Mill is an attractive, period brick built building and the available space benefits from its own exclusive entrance at the front of the building. The space has been newly refurbished with the benefit of an exclusive decking area overlooking the River Colne, LED lighting, new carpets, kitchenette facilities and fully cabled perimeter trunking.

## ADDITIONAL INFORMATION

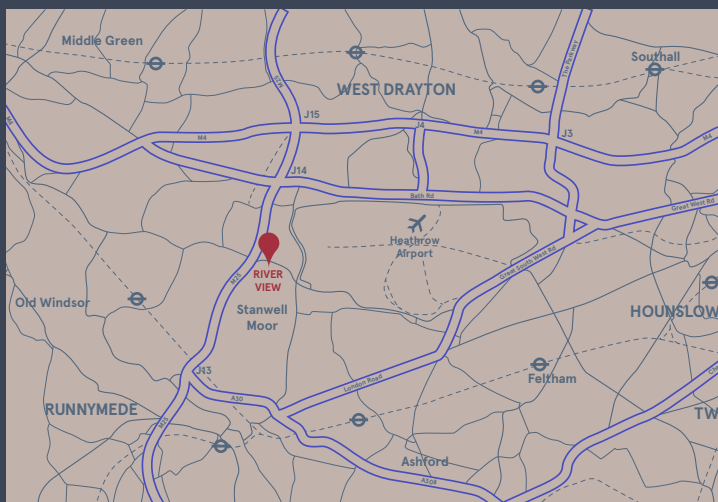
**RENT** An all inclusive rent of £39.95 per sq ft to include rent, service charge and business rates, exclusive of VAT.

**TERMS** The property is available by way of a 5 year lease direct from the landlord, with a break option at 2.5 years.

**EPC** C61 – valid until 29 January 2030

**SERVICE CHARGE** A service charge is operated for the whole building and includes gas, electricity, water, cleaning of communal areas and business rates. Fibre is already installed and available from the Landlord. Please contact the agents for further details.

**LEGAL COSTS** Each party is to bear their own legal costs.



## FOR FURTHER INFORMATION CONTACT



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**VIDEO TOUR** Please click [here](#) to view the video tour for this property

**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. September 2020.