

FOR SALE/TO LET



SITE AREA
APPROX.
0.6 ACRES

 **GLOBAL HOUSE**

424 BATH ROAD,
WEST DRAYTON, UB7 0EB



CLOSE TO HEATHROW AIRPORT,
M4 (J 4) AND M25 (J14)

**MODERN OFFICE
BUILDING/SITE WITH
DEVELOPMENT POTENTIAL**

**10,300 SQ FT (1,244 SQ M)
44 CAR PARKING SPACES**

THE LOCATION PROVIDES EXCELLENT ACCESS TO HEATHROW AIRPORT, THE MOTORWAY NETWORK AND CENTRAL LONDON VIA THE M4

The building is situated on the Bath Road in Longford West Drayton just north of Heathrow Airport and only 300 meters from the Colnbrook bypass.



Heathrow Airport provides access to the Underground network as well as the Heathrow Express and in 2022 the Elizabeth Line (Crossrail) for fast access into Central London.

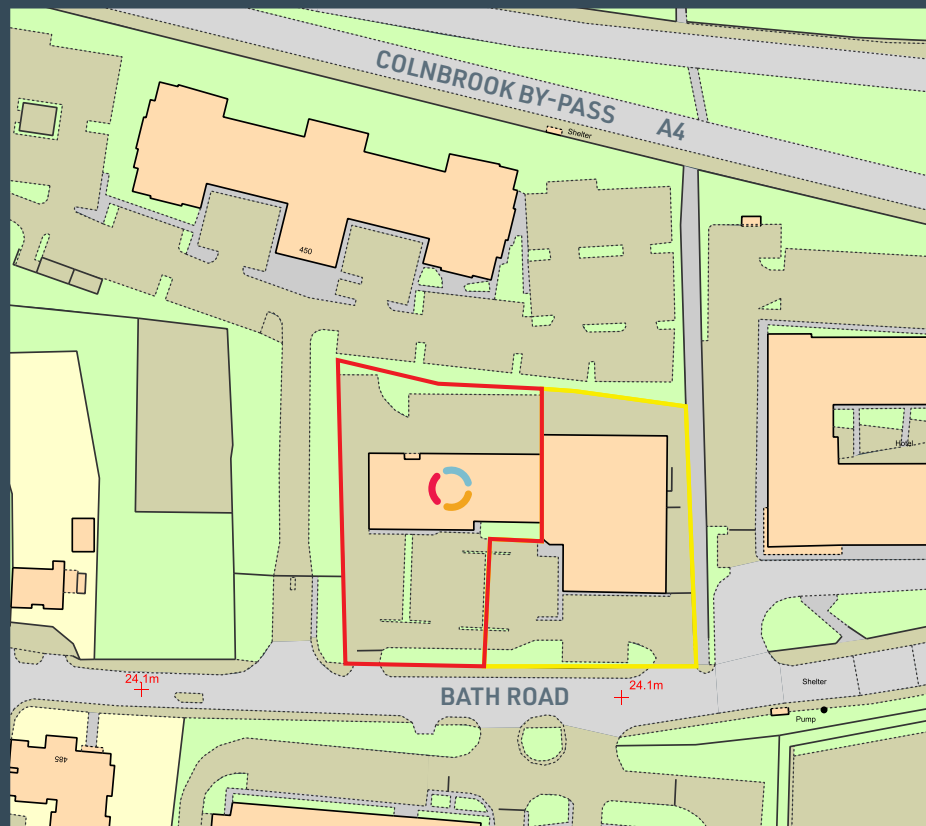


DESTINATION	MILES	MINUTES
Heathrow Central Terminal Area	2.5	8
M25 (Junction 14)	3	7
M4 (Junction 4)	2.5	7
Central London	15	30

DESCRIPTION

Global House is a two-storey headquarters office building constructed in the late 1980's. It provides 10,300 sq ft of office accommodation over 2 floors with an entrance reception area.

The building occupies a site of approximately 0.6 acres  and benefits from 44 car parking spaces. The adjacent property is also potentially available which would provide a total site area of approx. 1.15 acres . (see plan below)



SPECIFICATION/ACCOMMODATION



DETACHED PURPOSE BUILT
OFFICE BUILDING



ON SITE PARKING FOR 44 CARS



2 FLOORS WITH ENTRANCE
RECEPTION AREA



SITE AREA APPROX. 0.6 ACRES



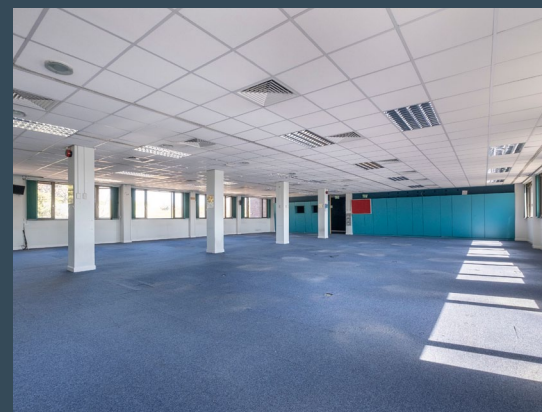
SUITABLE FOR ALTERNATIVE
USES OR REDEVELOPMENT
SUBJECT TO PLANNING
CONSENT



ADJACENT SITE ALSO
POTENTIALLY AVAILABLE TO
PROVIDE CIRCA 1.15 ACRES

ACCOMMODATION

	SQ M	SQ FT
RECEPTION	28	300
GROUND	463	4,983
FIRST	469	5,050
TOTAL	960	10,333



TERMS AND FURTHER INFORMATION

BUSINESS RATES

Rateable value £143,000. Based on the 2021/22 rates multiplier rates payable are estimated to be £73,216.

EPC

Energy Performance Rating - E 118.

TERMS

Rent on application. Freehold price - £2.5M

VAT

The property is opted to tax and VAT will be payable on the purchase price.



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BUILDING/SITE WITH
DEVELOPMENT POTENTIAL**



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