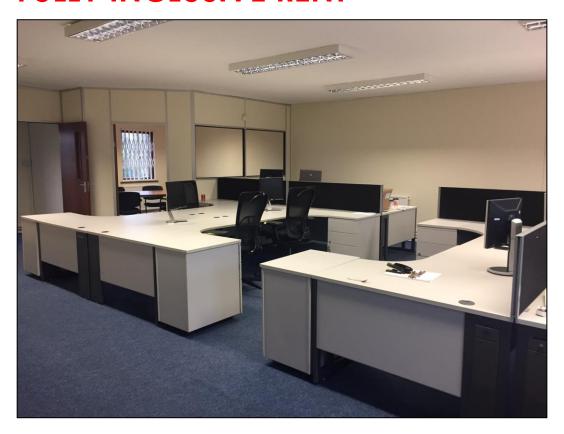


## **FULLY INCLUSIVE RENT**



# TO LET

### First Floor Office Suite

825 sq ft (77 sq m)

Unit 4 The Lion Centre Hampton Road West Hanworth TW13 6DS

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

#### Location

The property is situated in the Lion Centre, which is on the Hanworth Trading Estate off the main A312 Hampton Road West close to its junction with the A316, Great Chertsey Road, which provides immediate access to the M3 (junction 1) approximately 2 miles to the west and Central London to the east. The A312 leads directly to the A30 to Heathrow Airport and Hatton Cross (London Underground, Piccadilly Line), approximately 2.5 miles away.

# Description

Unit 4 comprises an end of terrace two-storey business unit with office accommodation at first floor and workshop/storage on the ground floor. The available suite comprises the entire first floor area within the building.

#### **Amenities**

- Gas Heating
- Good Natural Light
- Kitchen
- Separate Office/Meeting Room
- New Carpeting
- Cat 2 Lighting
- WC
- Parking

Terms £1500 per month plus VAT

Rent is inclusive of business rates, service charge,

electricity consumption and gas heating.

Viewing Strictly by appointment.

Contact Paul Flannery - 0208 707 3035