

## 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](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 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**