

MODERN OFFICE SUITE CLOSE TO AIRPORT & M25 (J14)



TO LET ON INCLUSIVE RENT

1,366 sq ft (127 sq m)

**Windsor House
Millbrook Way
Riverside Park
Colnbrook
Heathrow SL3 0HN**

Tel: 020 8707 3030

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

Windsor House is located on Riverside Park, accessed from Poyle Road/ Bath Road (A4), a short distance from Heathrow Terminal 5. Both the A4, M4 and Junction 14 of the M25 are within close distance of the property. Heathrow Terminal 5 provides access to the Underground network as well as the Heathrow Express, a fast route into central London.

Colnbrook is a well-established business location, being home to numerous corporate occupiers. On the western side of Poyle Road opposite the Windsor House site is the Hilton London Heathrow Hotel, completed in August 2011, set in 13 acres of landscaped grounds with an award winning on-site restaurant and many other facilities commensurate with the high quality Hilton Hotel brand.



Description

Windsor House comprises a modern detached headquarters office building, arranged over ground and first floor levels. The available accommodation comprises an office suite on the ground floor extending to 1,366 sq ft with allocated on site car parking.

The suite benefits from air-conditioning and raised floors.

EPC

Energy Performance Rating – C- 73

Amenities

- Close to Heathrow T5 and M25 (J14)
- Air conditioning
- Raised access floors
- Suspended ceilings with PIR recessed lighting
- Triple glazed windows
- Shared kitchen/breakout area
- WC's
- Allocated car parking spaces in secure car park
- On site gym

Lease

The ground floor office suite is available by way of a new sublease for a term to be agreed.

Rent

£21.50 per sq ft inclusive of building service charges.

Rent is exclusive of VAT, business rates and electricity consumed within the suite.

Business Rates

The Landlord will pay the business rates for the building and will recover a fair proportion from the tenant. Rates guide - £6.20 per sq ft.



Contact

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