

WORLD BUSINESS CENTRE 2, NEWALL ROAD LONDON HEATHROW AIRPORT, TW6 2SF



3rd Floor West Wing - To Let

3,300 sq ft – 7,200 sq ft (306 sq m - 668 sq m)

- Newly Refurbished
- LED Lighting
- Spectacular Airport Views
- On Site Café

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

The World Business Centre is situated off the Northern Perimeter Road and next to the A4 Bath Road. Junction 4a of the M4 is nearby ensuring excellent connections to Central London and the West. Junction 15 of the M25 is also less than 3.5 miles away.



Description

The World Business Centre Buildings provide first class accommodation in a strategic business and airport location. These modern four storey buildings provide high specification office space with spectacular views of the airport's runways and are accessed via impressive full height atriums.

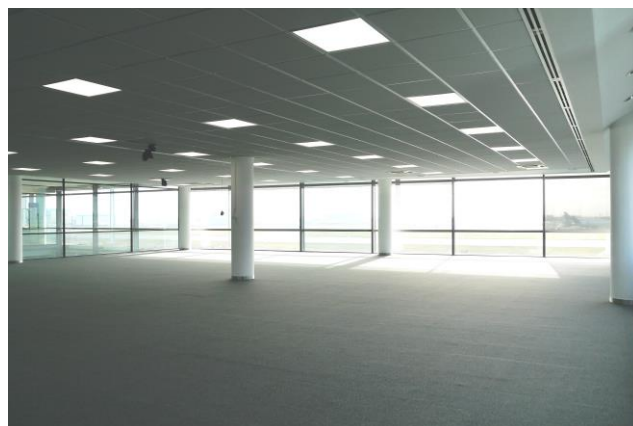
Cafe Chi is on site and provides a range of hot and cold food, snacks and coffees and can also cater for onsite meetings.

Car parking is available for occupiers and their visitors of both buildings on a ratio of 1:318 sq ft. As well as the airport, the Heathrow area has a number of leisure facilities including health and fitness clubs, shops and restaurants. Numerous nearby hotels provide conference facilities and the Central Terminal Area also provides shops, bars, cafés and restaurants.

Accommodation

	Sq Ft	Sq m
3 rd Floor West Wing	7,200	668

The entire 3rd Floor West Wing is available as a whole or can be split to accommodate space requirements from approximately 3,300 sq ft.



Amenities

- Newly refurbished with LED lighting
- Four pipe fan coil air conditioning
- Full access raised floors
- Impressive full height glass atriums
- On site café
- 2 x 13 person passenger lifts
- Male and Female WCs on all floors
- Disabled WCs
- Shower Facilities
- Car parking ratio: 1:318 sq ft
- 24 hour access and security
- Energy Performance Certificates available on request

Terms



Contact

For more information or to arrange a viewing contact De Souza or joint agents JLL (020 8759 4141)

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