

FOR SALE - COMMERCIAL/ RESIDENTIAL INVESTMENT

Pinnacle House, Cross Lances Rd, Hounslow TW3 2AD

Modern 3 Storey Office Building with Income (2,400 sq ft)



Foundry House, New Rd, Hounslow TW3 2AN

Modern 3 Storey building recently converted into 6 apartments

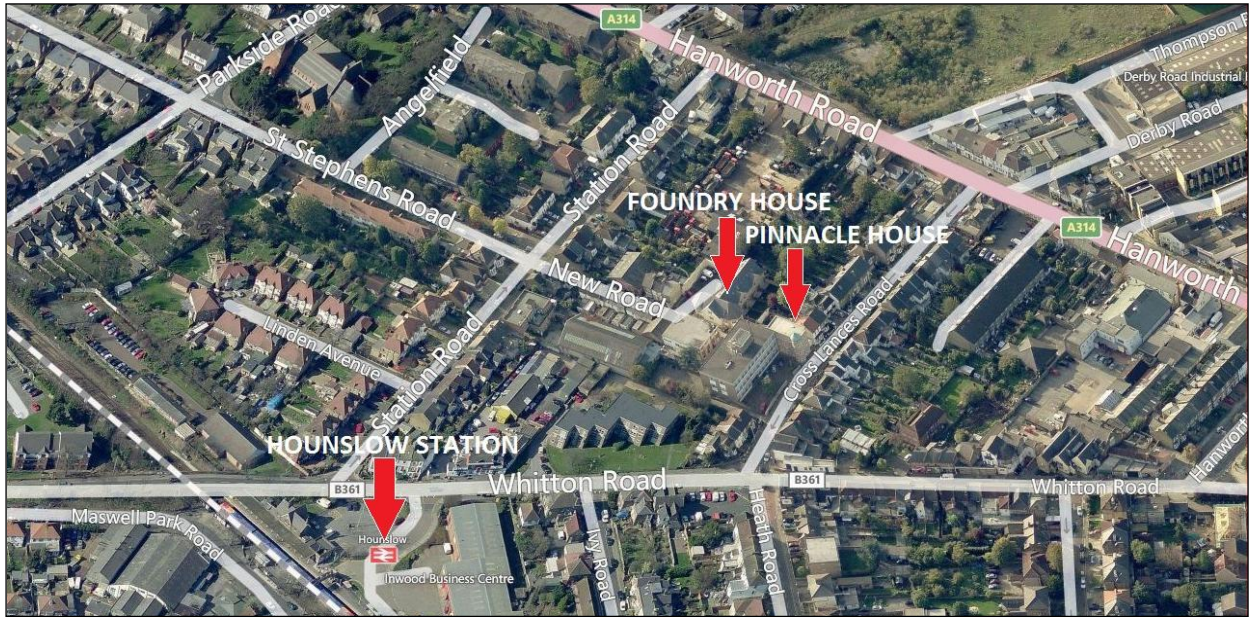


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These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.



Location

The properties are located close to Hounslow Mainline Station and within a short walk of the Town Centre. Pinnacle House is situated on Cross Lances Road with Foundry House being located to the rear with access from New Road. Road links to Central and Greater London are excellent with the M4 and M25 motorways being easily accessible. Heathrow Airport is situated approximately 3 miles to the west of Hounslow.

Pinnacle House

Pinnacle House comprises a modern self-contained office building providing office accommodation over 3 floors. The building is offered with vacant possession of the 2nd floor and subject to leases on ground and 1st floors. There is a single storey annex to the rear of the property with separate access.

Floor	Sq Ft (net internal)	Tenant	Term Start	Lease Expiry	Rent	Car Spaces	Comments
Ground	845	The Richmond Fellowship	May 2008	Tenant holding over	£15,500*	N/a	No parking allocated
First	755	Pearl Accountants	Dec 12	Dec 17	£16,000*	3 spaces	Rent includes £900 pa charge for parking
Second	800	Vacant				3 spaces	
Annex	220	Vacant					
Total	2,620				£31,500	6 spaces	

*rent is inclusive of the service charge.

Foundry House

Foundry House is a modern building which has recently been subject to a conversion from offices to 6 residential apartments. Each unit has been finished to a high standard and is being offered with vacant possession. There is one allocated car parking space for each unit.

UNIT	DESCRIPTION	GIA SIZE (SQ FT)
1	1 Bed, 1 Shower	484
2	1 Bed, 1 Bath	452
3	1 Bed, 1 Bath	452
4	2 Bed, 1 Bath	527
5	1 Bed, 1 Bath	333
6	1 Bed, 1 Bath	290

Proposal

Offers invited in excess of £2 million for the Freehold Interest.

Energy Performance Certificates

Available on request.

VAT

We are advised that the property is not elected for VAT and it will therefore not be payable on the sale price.

Contact

Viewings by appointment only. For further information or to arrange a viewing please contact sole agents De Souza & Co.

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