

Offices Close to Airport with Excellent Car Parking



Self-contained Office Building To Let

2,900 sq ft (269.4 sq m)

Lancaster House
Northumberland Close
Stanwell
Heathrow TW19 7LN

Tel: 020 8707 3030

www.desouza.co.uk

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

Location

Lancaster House is situated at the junction of Northumberland Close and Bedford Road. Bedford Road runs parallel and next to Heathrow Airport's Southern Perimeter Road, which extends to the M25 (Junction 14) 2.5 miles to the west and via the A30 London Road/Great South West Road to the A4 Great West Road and Central London to the east.

Description

Lancaster House is a self-contained office building providing office accommodation over 2 floors. The first floor is predominantly open plan with excellent natural light and there is an office/boardroom and kitchen area. There is an entrance/reception area on ground floor, a boardroom and a storage/despatch area (approx 125 sq ft) with bifold loading doors.

There are 15 car parking spaces externally providing an excellent ratio of (1:193 sq ft). There is also space for a further 5 plus cars to be double parked.

Accommodation

	Sq ft	Sq M
Ground Floor	1,450 sq ft	134.7 sq m
First Floor	1,450 sq ft	134.7 sq m
Total	2,900 sq ft	269.4 sq m

Terms

Available by way of an assignment of the existing lease which expires on 24th March 2021 or a sublease for a term to be agreed.

Full details upon application.



Amenities

- **Comfort cooling**
- **Gas central heating**
- **Raised floors & underfloor trunking**
- **Double glazing**
- **Kitchens on both floors**
- **WC's**
- **Shower**
- **Boardroom**
- **Bifold doors for loading**
- **15 marked parking spaces (1:193 sq ft) with space to double park at least 5 more cars**

EPC

Energy Performance Rating C- 56

Full certificate available on request.

Contact

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