

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

Tel: 020 8707 3030  
Fax: 020 8707 3040  
E-mail: [info@desouza.co.uk](mailto:info@desouza.co.uk)  
Web: [www.desouza.co.uk](http://www.desouza.co.uk)



Ref: 5698

## OFFICE SUITES AVAILABLE ON INCLUSIVE DEALS



### TO LET

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### OFFICE SUITES

150 – 1,479 SQ FT (13.9 – 137.3 SQ M)

**NORTHUMBERLAND HOUSE  
DRAKES AVENUE  
STAINES  
TW18 2AP**

**TEL: 020 8707 3030**

[www.desouza.co.uk](http://www.desouza.co.uk)

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 V.A.T unless otherwise stated.

## Location

Northumberland House is located at the junction of Gresham Road and Drakes Avenue, within 400m yards of Staines BR station, which provides a regular service to London Waterloo. The town centre is approximately 0.5 miles and provides retail and banking facilities. Junction 13 of the M25 is approximately 2 miles, which provides access onto the entire motorway network.

## Description

This two-storey office building offers various office suites on the ground and first floor and includes the following amenities.

## Amenities

- Suspended ceiling
- Integral lighting
- Carpeting
- Double glazing
- Air-cooling
- Central heating (GF2)
- Male & female WCs
- Communal kitchen

## Availability

	Sq ft	Sq m	Rent per month*
GF2	643	59.7	£1,339
GF3A	243	22.6	£506
GF3B	274	25.4	£570
FF3	169	15.7	£352
FF4	150	13.9	£312

\* Rent is inclusive of service charge, business rates, heating, electricity, exclusive of VAT and all other outgoings

## Terms

New flexible leases are available directly with the landlord.

## Rent

£25.00 psf inclusive of business rates, service charge, heating & electricity, exclusive of VAT and all other outgoings.

## Contact

Paul Flannery  
paulf@desouza.co.uk

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