

HEATHROW
ONE

**CLOSE TO HEATHROW T5 WITH FAST
ACCESS TO M4 AND M25 MOTORWAYS**



TO LET
**MODERN FULLY FITTED AIR-CONDITIONED
OFFICES WITH GOOD CAR PARKING**
3,700 – 7,760 SQ FT

COLNBROOK | SL3 0NT

HEATHROW ONE

LOCATION

HEATHROW ONE is located on the north side of Old Bath Road, close to the junction with Galleymead Road in Colnbrook. The location provides excellent access to Heathrow Airport, the M25 (Junction 14) and the M4 (Junction 5).

DESCRIPTION

The modern office building occupies a prominent position on Old Bath Road and is arranged over three floors with reception at ground floor and two floors of offices above. The offices have been extensively fitted out to provide a mixture of cellular and open plan accommodation finished to a high standard including air-conditioning. A total of 32 car parking spaces are available split between undercroft and surface parking.

AMENITIES

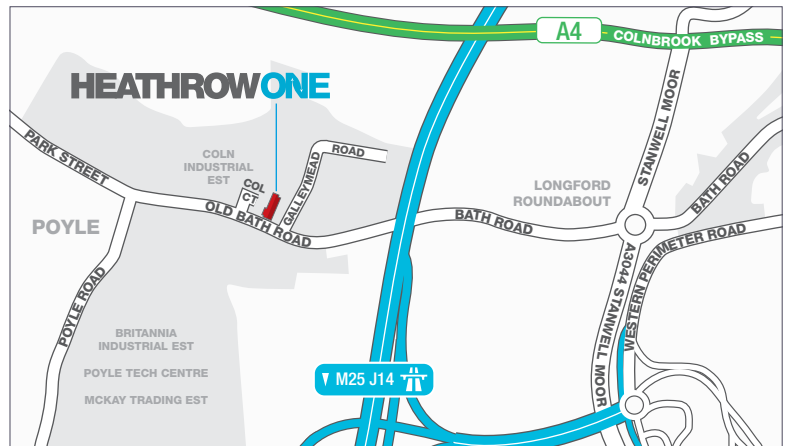
- High standard of fit out
- Prestige modern building
- Dedicated parking for 32 cars
- Air conditioning
- Passenger lift
- Kitchen areas on both main floors
- Under floor trunking

ACCOMMODATION (Net internal Area)

| | | |
|--------------|--------------------|-----------------|
| Ground Floor | 360 sq ft | 33 sq m |
| First Floor | 3,700 sq ft | 344 sq m |
| Second Floor | 3,700 sq ft | 344 sq m |
| Total | 7,760 sq ft | 721 sq m |

TERMS

Available as a whole or on a floor by floor basis at a highly competitive inclusive rent. Contact agents for more information.



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On behalf of:
KUEHNE+NAGEL