

TOP FLOOR OFFICES TO LET



FALCON HOUSE CENTRAL WAY, FELTHAM, MIDDLESEX TW14 APPROX 304, 413 OR 717 SQ FT (28, 38 OR 66 SQ M)

LOCATION:

The property is situated in Falcon House on the North Feltham Trading Estate in Central Way, off Faggs Road (A312). The M4 Motorway (junction 3) is about 2 miles distant providing access to Heathrow Airport, Central London and the West. Hatton Cross Underground Station (Piccadilly Line) is approximately one mile as is Feltham Station and the town centre.

DESCRIPTION:

The premises form part of the second floor (top) of a three storey office building. The offices are carpeted and have the benefit of gas fired central heating, suspended ceiling with category II lighting, double glazed windows and window blinds, and shared male and female WC's.

There are 4 car parking spaces available in total, two each per suite.

ACCOMMODATION:

Suite S2	413 sq ft approx	(38 sq m)
Suite S3	<u>304</u> sq ft approx	(<u>28</u> sq m)
	<u>717</u> sq ft approx	(<u>66</u> sq m)

TERMS:

Lease: New full repairing and insuring lease(s) / licence(s) are to be granted for a term of years to be agreed, incorporating rent reviews. Short term also considered.

Rent: Suite S2: £5,200 per annum exclusive
Suite S3: £3,850 per annum exclusive

Rates: Suite S2: £1,700 payable (2010/11)
Suite S3: £1,250 payable (2010/11)

Service Charge: Suite S2: £1,400 payable approx
Suite S3: £1,030 payable approx

LEGAL COSTS:

Each side to be responsible for their own costs.

Viewing:

**Strictly by appointment only
Via Claridges Commercial – 0845 205 0007**