

## **GROUND FLOOR AIR CONDITIONED OFFICES TO LET**



### **FALCON HOUSE CENTRAL WAY, FELTHAM, MIDDLESEX TW14 APPROX 151 - 771 SQ FT (14 - 72 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 ground floor of a three storey office building. The offices are carpeted and have the benefit of air conditioning, gas fired central heating, fluorescent strip lighting, double glazed windows and shared male and female WC's.

There are 4 car parking spaces available.

**ACCOMMODATION:**

Suite G5a	461 sq ft approx	(43 sq m)
Suite G5b	<u>159</u> sq ft approx	<u>(15</u> sq m)
	620 sq ft approx	(58 sq m)
Suite G6	<u>151</u> sq ft approx	<u>(14</u> sq m)
<b>TOTAL:</b>	<b><u>771</u> sq ft approx</b>	<b><u>(72</u> sq m)</b>

**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 G5a £7,600 per annum exclusive  
Suite G5b £2,625 per annum exclusive  
Suite G6 £2,500 per annum exclusive

Rates: Suite G5a £1,800 payable (2010/11)  
Suite G5b £625 payable (2010/11)  
Suite G6 £600 payable (2010/11)

Service Charge: Suite G5a £1,725 payable approx  
Suite G5b £600 payable approx  
Suite G6 £575 payable approx

**LEGAL COSTS:**

Each side to be responsible for their own costs.

**Viewing:**

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