

Claridges

COMMERCIAL PROPERTY CONSULTANTS

PROMINENT D1 BUILDING

****GROUND FLOOR ACCOMMODATION****

****WITH 5 PARKING SPACES****

TO LET

UP TO APPROX. 5,000 SQ FT GROSS INTERNAL FLOOR AREA AVAILABLE



**KHOSLA HOUSE
PARK LANE, HOUNSLOW TW5**

020 8559 1122



Location

Khosla House is located on the A4 Bath Road, at its junction with High St and backing onto Park Lane, in the heart of Hounslow, West London. There is access from Bath Road and through the rear private car park off Park Lane. It is situated within approx. 2 miles of Heathrow Airport terminals 1-3 and approx. 1.5 miles from the M4. There are a number of hotels, restaurants and shops available along Bath Road including a Tesco Express, the New Moxxy Hotel which is directly opposite Khosla House and The Doubletree Hotel by Hilton which is adjacent to Khosla House. Hounslow West Station (Piccadilly Line) and Hatton Cross Station (Piccadilly Line) are within 1.4 and 1.1 miles away respectively.

The Property

Prominent, stand-alone, modern building planned over ground, first and second floors. The available accommodation is the entire ground floor only comprising approx. 2,600 sq ft, formerly used as a college. The building has been fitted to a good standard. There is a shared reception area with passenger lifts accessing all floors, including a disabled WC on the first floor.

The ground floor comprises:

Kitchen

Office

4 x Classrooms

Storage

WC's

The landlords are currently building an extension at the rear of the property to provide a further approx. 2,500 sq ft planned over ground and first floors, which will be connected to the current accommodation. This is due for completion in Summer 2018.

Services

Air conditioning, double glazing, Cat II lighting, Cat V cabling. Note: services not tested.

Planning

I am advised the property enjoys D1 use restricted to education. Offers subject to a variation in the planning or change of use to D2 to be given favourable consideration. There is also B1 use.

External

5 designated parking spaces

Rating

TBC

EPC

In hand

VAT

I am advised the property is NOT elected for VAT purposes

Price

New FR&I lease with terms to be agreed. Offers invited at £27 per sq ft, per annum inclusive of rent and service charge only.

Service Charge

I am advised the service charge includes; electricity, air conditioning, general building and car park maintenance and building insurance.

Terms

Landlords are ideally looking to tie up a deal now for the ground floor accommodation and rear extension which is to be completed in Summer 2018. However they would consider splitting the space if necessary.

Costs

Each party to be responsible for their own legal and professional costs

RETAINED:

Claridges are not retained and would look to potential tenants for our fees which are 10% of the average rent plus VAT for a letting.

Reference Charge:

Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit

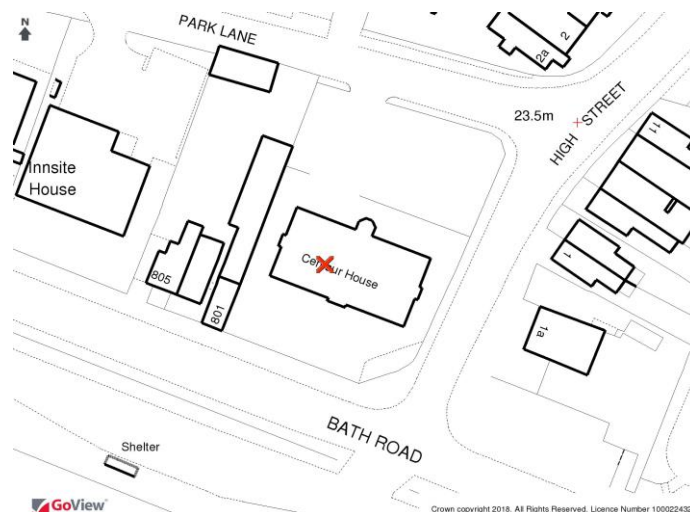
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing:

By Appointment only via Agents

Claridges Commercial – 020 8559 1122

E: info@claridges-commercial.co.uk



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.