

COMMERCIAL PROPERTY CONSULTANTS  
33 CAVENDISH SQUARE, LONDON W1G 0PW  
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## **TO LET**

TOP FLOOR AIR CONDITIONED OFFICES (AVAILABLE INDIVIDUALLY OR COMBINED)  
**APPROXIMATELY 304 – 717 SQ FT (28 - 66 SQ M)**  
FALCON HOUSE, CENTRAL WAY, FELTHAM, MIDDLESEX TW14 0UQ

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### **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 comprise two intercommunicating rooms on the second floor (top) of a three storey office building. The offices are carpeted and have the benefit of air conditioning, gas fired central heating, suspended ceiling with category II lighting, double glazed windows and window blinds, and male and female wc's.

There are 2 car parking spaces available for each suite.

**ACCOMMODATION:**

|               |                                |                         |
|---------------|--------------------------------|-------------------------|
| Suite S2      | 413 sq ft approx               | (38 sq m)               |
| Suite S3      | <u>304</u> sq ft approx        | ( <u>28</u> sq m)       |
| <b>TOTAL:</b> | <b><u>717</u> sq ft approx</b> | <b>(<u>66</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 S2: £ 6,800 per annum exclusive  
Suite S3: £ 5,000 per annum exclusive

Rates: Suite S2: RV: £4,250  
Suite S3: RV: £2,850

For 2015/16, 100% rates relief is available.

Service Charge: Suite S2: £1,784 payable approx  
Suite S3: £1,351 payable approx

**LEGAL COSTS:**

Each side to be responsible for their own costs.

**VIEWING:**

Strictly by appointment through joint sole agents:-

**Diamond Associates**  
**33 Cavendish Square**  
**London**  
**W1G 0PW**

**Telsar**  
**54 Cowley Mill Road**  
**Uxbridge**  
**Middlesex UB8 2QE**

**Tel: 020 7493 8338**

**Tel: 01895 819911**

**Email: [gary@diamondassoc.co.uk](mailto:gary@diamondassoc.co.uk)**

**SUBJECT TO CONTRACT**

(VAT, where applicable, may be added to any rents and prices quoted)

(04/2015)

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