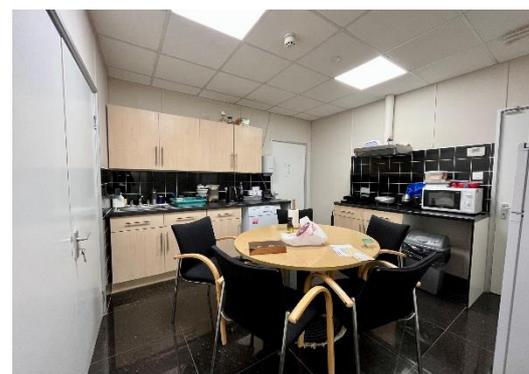


# TO LET

## Economical Office Space with Good Parking

2,234 sq ft (207.5 sq m)

Crane House, 1 Bath Road, Hounslow, Heathrow TW6 2AA



- Inclusive rent of £25 per sq ft
- Service charges included
- Business Rates included
- Close to Heathrow Airport
- Self-contained first floor area
- Kitchen
- Meeting room
- Private office
- WC's
- 10 car parking spaces

## Location

Crane House is prominently located on the Bath Road close to Heathrow Airport. It is approximately 0.7 miles from The Waggoners Roundabout (A312 Parkway) and less than 1.5 miles from the M4 (J3). The airport's central terminal area is approximately 2.5 miles and there is a Starbucks and KFC adjacent to the building.

## Description

The available space is on the first floor and comprises a self-contained area with its own WC's and kitchen extending to 2,234 sq ft. The space is available as a whole and consideration will be given to a letting in part.

## Amenities

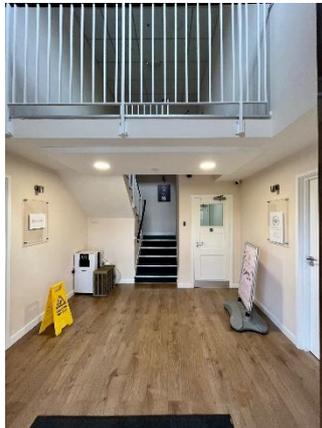
- First Floor Offices
- Inclusive Rent
- Exclusive WC's
- Kitchen
- LED Lighting
- 10 car parking spaces
- Separate offices and meeting room
- EPC Rating – E 118

## Terms

A new lease is available direct from the freeholder for a term to be agreed.

## Rent

£55,850 (£25.00 per sq ft) per annum plus VAT **Rent is inclusive of Business Rates and service charges.**



**DE SOUZA**

**For more information or to arrange a viewing contact:-**

**Paul Flannery**

**paulf@desouza.co.uk**

**T: 020 8707 3030**

**M:07946 422920**

**www.desouza.co.uk**