



Ground floor offices located next to Terminal 4

Plesman House

2A Cains Lane, Feltham, TW14 9RL

Office

TO LET

875 sq ft

(81.29 sq m)

- Excellent Car Parking
- Air conditioning
- Full access raised floor
- Security system
- LED lighting
- Located next to Heathrow Airport
- All-inclusive rent

Summary

Available Size	875 sq ft
Rent	£38.50 per sq ft Inclusive of Business Rates, Service Charge, Utilities & use of break out areas / café.
Business Rates	Inclusive
Service Charge	Inclusive
EPC Rating	B (45)

Description

The property comprises a 2-storey office property with a small basement and loft storage. There is a secure barrier entry car park with 89 marked parking spaces. Four ground floor open plan offices are available To Let either separately or together. Each tenant will benefit from use of the refurbished break out and reception areas.

The property specification includes:

- Red brick construction with tiled pitched roof and triple glazed windows.
- Landscaped grounds.
- Secure car park.
- Air conditioning.
- LED lighting.
- Ground Floor Reception.
- Ground floor staff café / restaurant
- Security Systems.

Location

Located adjacent to Heathrow airport next to the runway in a prominent position on the A30 Great South West Road. Access from the rear only by Hatton Road and Cains Lane. A short drive to Hatton Cross tube station or an approximately 15 minute walk. Plesman House is situated to the south of the airport.

Accommodation

Name	sq ft	sq m	Availability
Ground - Suite 1	1,002	93.09	Let
Ground - Suite 2	1,066	99.03	Let
Ground - Suite 3	935	86.86	Let
Ground - Suite 4	875	81.29	Available
Total	3,878	360.27	

Viewings

By arrangement with the agent.

Terms

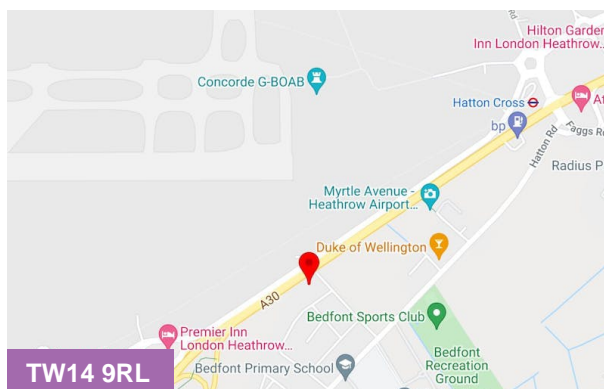
Available on a new lease, for a term to be agreed.

Legal Costs

Each party will be responsible for paying their own legal fees.

VAT

All figures quoted are exclusive of VAT, which may be chargeable.



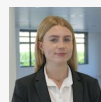
Viewing & Further Information



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