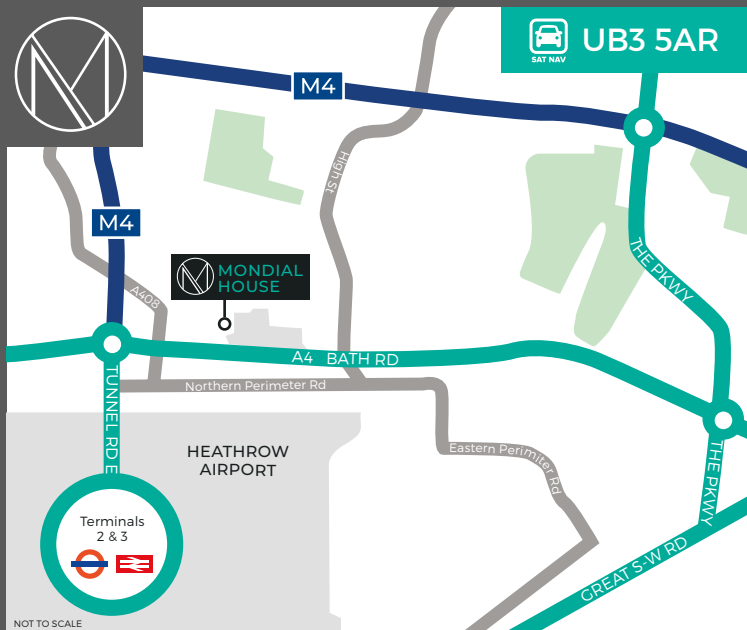


TO LET
4,745 SQ FT



MONDIAL HOUSE

5 MONDIAL WAY, HEATHROW, UB3 5AR



LOCATION

Mondial House is prominently situated just off the A4 Bath Road immediately north of Heathrow Airport with excellent connectivity to central London and the West.

DESCRIPTION

Mondial House is a detached, fully refurbished self-contained office building providing accommodation over two floors. The impressive reception includes new flooring, LED lighting, reception desk and contemporary furniture. The remaining available space is set out over the entire first floor of the building.

TERMS

The property is available by way of a new lease direct from the Landlord on terms to be agreed.

RENT

Rent on application.

RATES

Rateable Value: To be reassessed.

Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.

VAT

The property is elected for VAT.

EPC

C-69

LEGAL COSTS

Each party is to bear their own legal costs.

KEY BENEFITS

- Air-conditioning
- Full access raised floors with floor boxes
- Suspended ceilings with LED lighting
- Male, female and disabled WCs
- Shower facilities
- 8 person passenger lift
- Server room
- 22 car parking spaces (1:214 sq ft)
- Entire first floor available
- Mondial House is a detached, fully refurbished self-contained office building
- Impressive refurbished reception

ACCOMMODATION

Approximate IPMS 3:

	FT ²	M ²
FIRST FLOOR	4,745	440.81
SECOND FLOOR	LET	
TOTAL	4,745	440.81

VIRTUAL TOUR: <https://threesixtygroup.viewin360.co/share/>



Jct 4 of the M4 less than 2 miles away



Jct 15 of the M25 less than 3.5 miles away



Nearest bus stop 5mins walk



Heathrow Express London Paddington 15mins



London 1 hour



Terminal 2&3 1.9 miles away

For further information, please contact:

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