

An aerial photograph of a large, modern industrial-style building with a white roof and large blue-framed glass windows. The building is surrounded by green trees and a parking lot with several cars. In the background, other industrial buildings and a city skyline are visible under a clear blue sky.

HANOVER HOUSE

**PLANE TREE CRESCENT,
FELTHAM, MIDDLESEX,
TW13 7BZ**

FINAL SUITE AVAILABLE

**OFFICE/CLASS E BUILDING WITH EXTENSIVE PARKING
1ST FLOOR OFFICES - 7,185 SQ FT (667 SQ M) WITH 20+ CAR SPACES**

LOCATION

Hanover House is located within walking distance of the high street amenities and mainline railway station of Feltham, South West of London. Hanworth Park is a short 5 minute walk from the office.

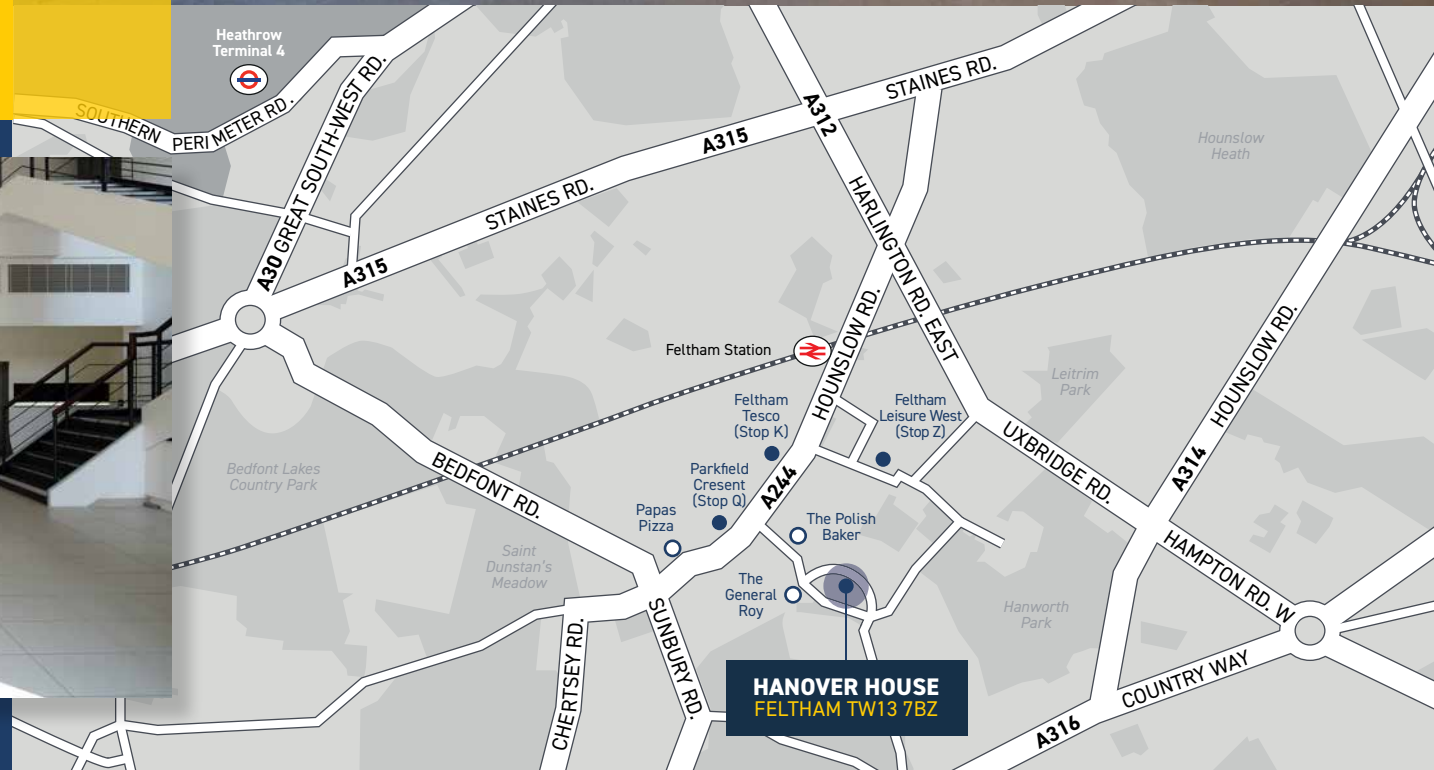
CONNECTIVITY

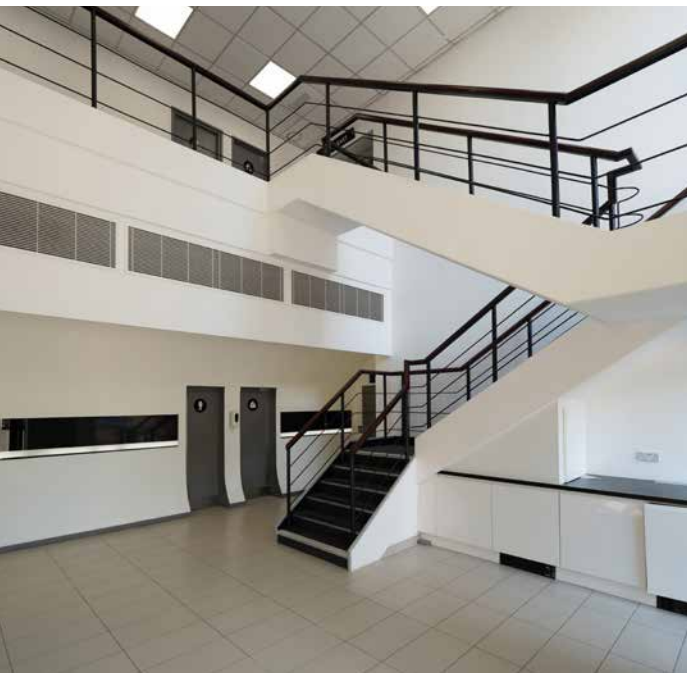


Feltham benefits from excellent accessibility by rail with quickest journeys to London Waterloo in just 26 minutes. Trains to Feltham also include services from Windsor & Eton Riverside, Weybridge and Reading. Feltham is one of the closest National Rail stations to Heathrow Airport.



There are regular busses from the station to all five airport terminals. Junction 1 of the M3 is 1.5 miles from the office via the A316 which provides easy access to Central London or the M25 via Junction 12.





DESCRIPTION

The building is arranged into 2 suites across both ground and first floors. Suites can be let individually, by wing, by floor or altogether.



Localised Air Conditioning



Parking (ratio of 1 space per 370 sqft approx)



Full Access Raised Floors



Cabled & Connected



Lift



Building Reception



Bike Store



Refurbished W.C.'s

ACCOMMODATION

(NIA).

Area	Sq ft	Sq m
Ground Floor Left Wing	LET	
Ground Floor Right Wing	LET	
1 ST Floor Left Wing	LET	
1 ST Floor Right Wing	7,185	667.49



VIEWINGS

Stricly through the joint agents.

Thomas Tarn

M: 07943 579 296

ttarn@shw.co.uk

Mark Skelton

M: 07885 743 202

mskelton@shw.co.uk



Damian Lambourn

M: 07796 953 360

dl@lcprop.com



TERMS

Rent on application.

EPC

Upon request.

RATES

We estimate the rates payable to be approximately £110,000 for 2026/27 c£53,900. Interested parties should make their own enquiries with the Local Authority to verify this information.

LEGAL FEES

Each party is responsible for their own legal fees.

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316e.