3 World Business Centre

Newall Road, Heathrow, TW6 2SF

DE SOUZA



TO LET

11,400 SQ FT
(1,059.09 SQ M)

£29.50 PER SQ FT

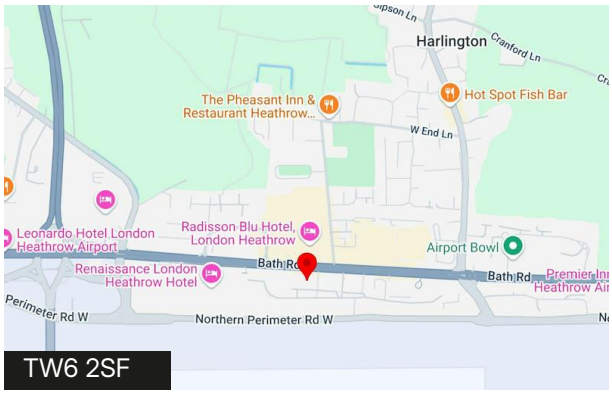
Space to let at Heathrow's premier office location

- Close to Heathrow Airport
- Runway views
- On site cafe
- On site parking (1:318 sq ft)
- Visitors Parking Area
- 24 hour access
- Manned reception

020 8707 3030
desouza.co.uk

Summary

Available Size	11,400 sq ft
Rent	£29.50 per sq ft
Rates Payable	£10 per sq ft Estimate
Service Charge	£9.32 per sq ft
Estate Charge	Upon Enquiry
EPC Rating	C (68)







Description

The World Business Centre Buildings provide first class accommodation in a strategic business and airport location. These modern four storey buildings provide high specification office space with spectacular views of the airport's runways and are accessed via impressive full height atriums. Cafe Chi is on site and provides a range of hot and cold food, snacks and coffees and can also cater for onsite meetings. Car parking is available for occupiers on a ratio of 1:320 sq ft. As well as the airport, the Heathrow area has a number of leisure facilities including health and fitness clubs, shops and restaurants. Numerous nearby hotels provide conference facilities and the Central Terminal Area also provides shops, bars, cafés and restaurants.

Location

The World Business Centre is situated off the Northern Perimeter Road and next to the A4 Bath Road. Junction 4a of the M4 is nearby ensuring excellent connections to Central London and the West. Junction 15 of the M25 is also less than 3.5 miles away. The Elizabeth Line. Piccadilly Line and Heathrow Express are all available close by at the Heathrow Central Terminal Area.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Estate Charge (sq ft)	Availability
Ground - Ground Floor	Ground	11,400	1,059.09	£29.50	£10	£9.32	£0.60	Available
Total		**11,400**	**1,059.09**	**£29.50**	**£10**	**£9.32**	**£0.60**	

Specification

Four pipe fan coil air conditioning
Full access raised floors
Impressive full height glass atriums
On site café
2 x 13 person passenger lifts
Male and Female WCs on all floors
Disabled WCs
Shower Facilities
Car parking ratio: 1:318 sq ft

Viewings

By appointment with De Souza.

Terms

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

Viewing & Further Information



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