

**TO LET – Final Suite Available**

**6,183 sq ft with 12 parking spaces**

**Town Centre Air Conditioned Offices in Landmark Building**

**3rd Floor Falcon House, 115 – 123 Staines Road, Hounslow TW3 3LL**



**Location:** Falcon House is a landmark office building in Hounslow Town Centre, with its range of food and retail amenities, and within a short walk of Hounslow Central Station for the Piccadilly Line and Hounslow Station for SW Trains.

**Description:** The available accommodation comprises the 3<sup>rd</sup> Floor of 6,183 sq ft, available in March 2018, accessed via the buildings impressive reception area, two passenger lifts together with a goods lift direct from the ground floor car park.

The floor can be offered as is with the benefit of existing partitioning or returned to an open plan configuration.

**Amenities:**

- Air conditioning
- Full height glazing providing excellent natural light
- Transport links
- Raised floors
- 12 Secure on-site parking spaces
- Fully carpeted
- Suspended ceilings
- Kitchenette, shower & WC's
- 2 passenger lifts plus goods lift
- Manned reception

**Terms:** A new FRI lease is available for a term to be agreed direct from the freeholders at a rent of £154,575 pa exclusive (£25 psf)

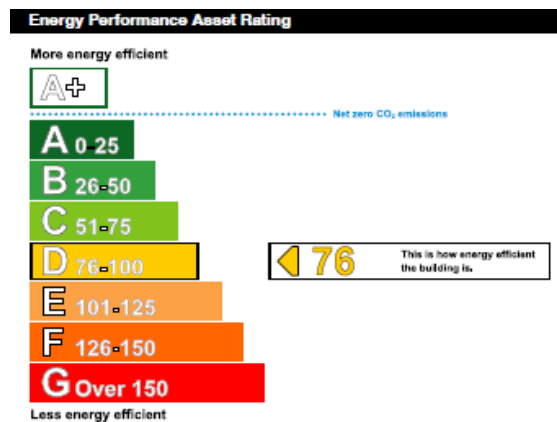
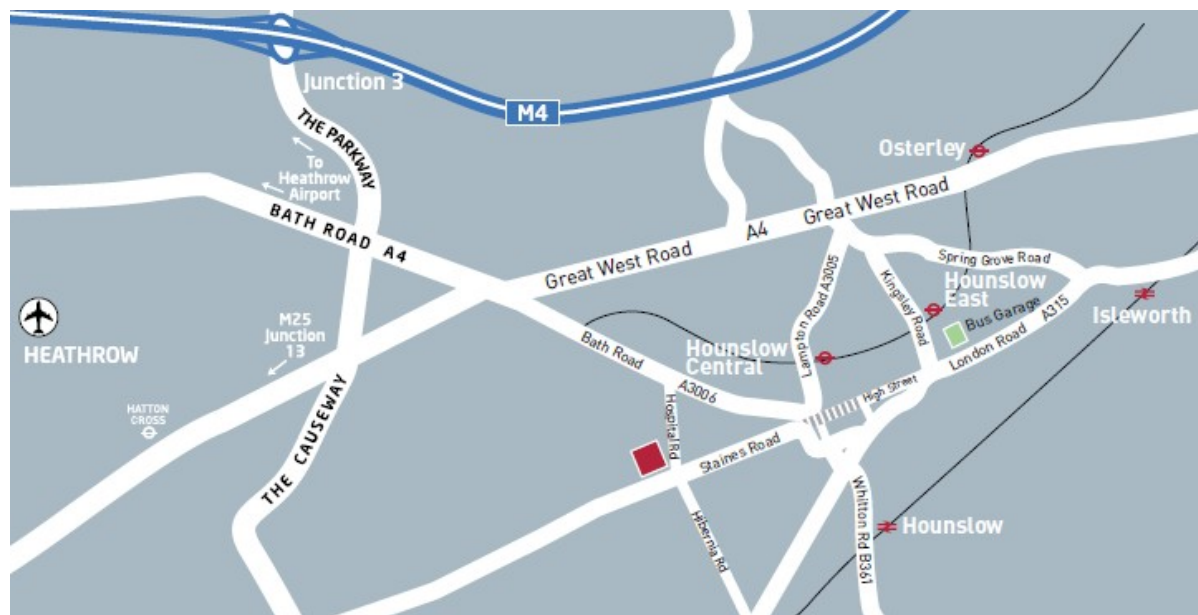
**Rates:** We understand the suite has a new Rateable Value of £97,500 with potential Rates Payable for the year 2017/18 of £46,702.50. Interested parties should verify this information with London Borough of Hounslow.

**Service Charge:** A service charge is payable.

**VAT:** VAT is payable on the rent and service charge

**Legal Costs:** Each party are to be responsible for their own legal costs

For further information or to view, please contact joint agents



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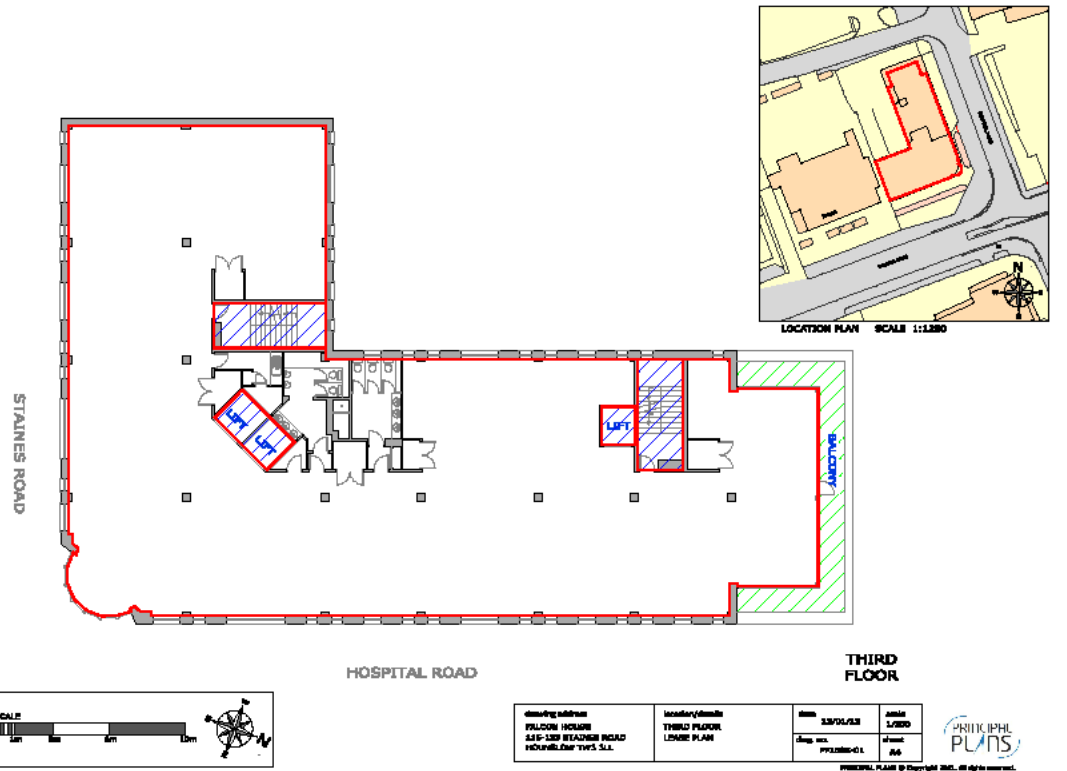
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STAINES ROAD



drawing address FALCON HOUSE 215-220 READING ROAD HOUNSLOW TW20 3LL	location/details THIRD FLOOR LEASE PLAN	date 23/01/18	sheet 1/250
		drawn by PRJ2018-01	checked by JG



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NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.

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