

1 Heathrow Boulevard

Bath Road, Heathrow, UB7 0DQ

 DE SOUZA



TO LET

11,122 SQ FT
(1,033.27 SQ M)

£27.50 PER SQ FT

Refurbished offices to let
with spectacular airport
views.

- Air-conditioning
- 2 x 13-person passenger lifts
- Fully accessible raised floors
- 24-hour access and estate security
- Impressive double height reception
- On-site estate management office
- Spectacular airport views
- Allocated car parking

020 8707 3030
desouza.co.uk

Summary

Available Size	11,122 sq ft
Rent	£27.50 per sq ft
Rates Payable	£8.50 per sq ft Approx rates
Service Charge	£6.66 per sq ft Includes estate charge
EPC Rating	E (112)

Description

Heathrow Boulevard consists of 5 impressive headquarters buildings in a vibrant business park opposite Heathrow Airport. Building 1 is prominently located at the front of the estate and offers spectacular airport views.

Location

Heathrow Boulevard is a modern business park located directly opposite Heathrow Airport on Bath Road. Local retail facilities can be found at Sovereign Court which is within walking distance, as are a number of hotels which provide restaurant and bar facilities. The newly opened Holiday Inn adjacent offers a range of facilities including a large cafe.

Heathrow Boulevard is well located for the motorway network within 1.5 miles of the M4 (J4) and 4 miles of the M25 (J14), plus there is a regular free bus service to and from the airport terminal.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st - West Wing	7,836	727.99	Under Offer
2nd - Entire Floor	11,122	1,033.27	Available
Total	18,958	1,761.26	

Specification

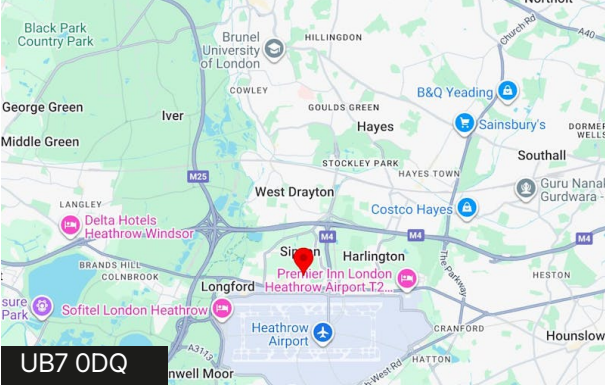
- Airport views
- Air-conditioning
- Fully accessible raised floors
- Passenger lifts
- Showers
- 24-hour access and estate security
- On-site management team & building manager
- Allocated car parking
- No airport user restriction

Viewings

By appointment with De Souza

Terms

Available on a new lease for a term to be agreed direct with the Landlord.



Viewing & Further Information



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