

1 World Business Centre

Newall Road, Heathrow, TW6 2FA



TO LET

3,339 TO 9,713 SQ FT
(310.20 TO 902.37 SQ M)

£29.50 PER SQ FT

Office Suites To Let at Heathrow Airport's Premier Office Location

- Close to Heathrow Airport
- On site cafe
- Good car parking (1:320 sqft)
- 24 hour security and CCTV
- Visitor parking area
- Runway views

020 8707 3030
desouza.co.uk

Summary

Available Size	3,339 to 9,713 sq ft
Rent	£29.50 per sq ft
Rates Payable	£10 per sq ft estimate
Service Charge	£9.42 per sq ft
Car Parking	N/A
VAT	Applicable
Estate Charge	£0.60 per sq ft
EPC Rating	D (92)

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 occupierson a ratio of 1:320 sq ft and there is a separate visitors parking area. 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 Piccadilly and Elizabeth Underground lines are available at the Airport terminals as well as the Heathrow Express service.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - West Runway View	6,374	592.16	Available
3rd - Fitted Suite	3,339	310.20	Available
Total	9,713	902.36	

Specification

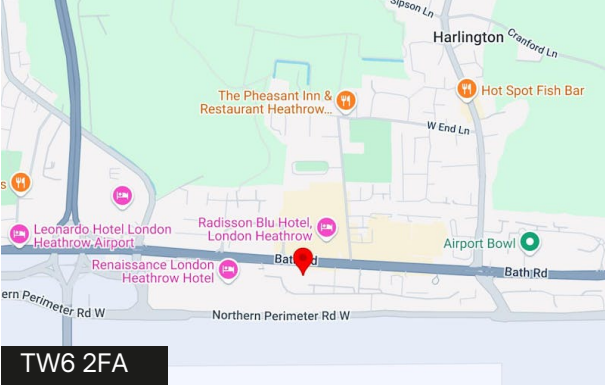
- Four pipe fan coil air conditioning
- Full access raised floors
- Newly refurbished full height reception area
- On site café
- 2 x 13 person passenger lifts
- Male and Female WCs on all floors
- Disabled WCs
- Shower Facilities
- Car parking ratio: 1:318 sq ft

Viewings

By appointment with De Souza

Terms

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



Viewing & Further Information



Paul Flannery
020 8707 3030 | 07946 422 920
paulf@desouza.co.uk

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