



FOR SALE

11,065 SQ FT
(1,027.97 SQ M)

OFFERS IN THE REGION OF
£1,800,000

Freehold building for sale
currently operating as a
serviced office centre.
11,065 sq ft GIA

- Freehold
- Detached 3 storey building
- Operating as a serviced office centre
- Income from short term licences
- Of interest to investors and owner occupiers
- Air-conditioning to part
- 32 on site car parking spaces

Summary

Available Size	11,065 sq ft
Price	Offers in the region of £1,800,000
Rates Payable	£52,320 per annum
Rateable Value	£109,000
VAT	Not applicable
EPC Rating	D (92)

Description

Legacy Centre is a self-contained detached building providing accommodation over 3 floors and has been operating as a serviced office centre since 2001. The floors are currently subdivided into office suites suitable for 1 to 12 workstations with 37 suites ranging in size from 99 sq ft to 710 sq ft with a total net area of approximately 7,000 sq ft. There are also 2 large meeting rooms and a managers office. All suites are currently let on 12 month renewable licence agreements providing flexibility for part or full vacant possession for owner occupiers or developers. Current rents range from £40 - 80 per sq ft fully inclusive.

Location

Legacy House is located on the well established Hanworth Trading Estate just off the main A312 Hampton Road West in Feltham. The property is close to Heathrow Airport and less than 1/2 mile from the A316 which provides fast access to M3 Junction 1 and Central London.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	5,031	467.40
1st	4,529	420.76
2nd	1,505	139.82
Total	11,065	1,027.98

Specification

- Freehold
- Detached 3 storey building
- Currently operating as a serviced office centre
- Income from short term licence agreements
- Air-conditioning to part
- On site car parking

Viewings

By appointment only through De Souza.

Terms

Offers invited for the freehold interest subject to the existing licences. Guide price £1.8m



Viewing & Further Information



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