

**FLEXIBLE SIZED OFFICES OF 3,843SQ.FT, 6,556SQ.FT, 9,550SQ.FT OR 13,402SQ.FT PLUS UP TO 48 CAR PARKING SPACES
SUBLEASE OF PART OR ASSIGNMENT OF EXISTING LEASE EXPIRING 22/09/2029 (OUTSIDE THE 'ACT')
PASSING RENT £18.39 PSF.**



UNITS 3 & 4, WALLBROOK BUSINESS CENTRE, GREEN LANE, FELTHAM TW4 6NW

CALL STEVEN WEATHERSTONE ON 0207 409 5477 steven@marchmont.co.uk

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Location

The subject premises are located on the west side of Green Lane, at its northern end close to the junction with The Causeway (A312) and Great South Road (A30) approximately 12 minutes' drive to Heathrow Airport. Junction 3 of the M4 is approximately 1.5 miles to the north and Junction 14 of the M25 is circa 5 miles to the west. Hatton Cross and Hounslow West Underground Stations (Piccadilly Line) are walkable from the property.

Description

The property comprises of two semi-detached, self-contained two storey business unit arranged over ground and first floors (the units have been combined but can easily be separated. Access to the property is via an automated barrier and egress is via a manned security gate at the entrance of Heathrow International Trading Estate.

Accommodation

The premises can be leased as a whole, on a floor by floor basis or alternatively as self-contained units:

Whole	Ground Floor	6,556sq.ft	Unit 3	Ground Floor	1814sq.ft	Unit 4	Ground Floor	4,734sq.ft
	First Floor	6,846sq.ft		First Floor	2,029sq.ft		First Floor	4,816sq.ft
	TOTAL	13,402sq.ft		TOTAL	3,843sq.ft		TOTAL	9,550sq.ft

Amenities

- Up to 48 Car Parking Spaces
- One or two self-contained units
- Excellent Natural Light
- Passenger Lift & no.3 staircases
- Raised Floors
- Suspended Ceiling
- Air Conditioning
- Mixture of Open Plan areas and Meeting Rooms & Offices
- Substantial Break Out Area
- Various Tea Points
- Large Server Room
- Showers
- Multiple Toilets Facilities on each floor
- Furniture can be made available

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Passing Rent

£246,460 pax (£18.39psf), subject to a rent review on 23rd September 2024.

Tenure

The property is available by way of an Assignment of an FRI Lease expiring 22nd September 2029 (outside the 'Act') or a co-terminus sublease of either whole floor or either self-contained unit.

EPC

The building has an EPC of C (57)

Estate Charge

The Estate Charge is currently running at approximately £2,435 per annum (approximately £0.18psf)

Business Rates

The Rates Payable figure (including the car parking spaces) for 2024-2025 is £118,642 (approximately £8.85psf)

Contact

Viewings via Sole Agent:

Steven Weatherstone

07710 314489

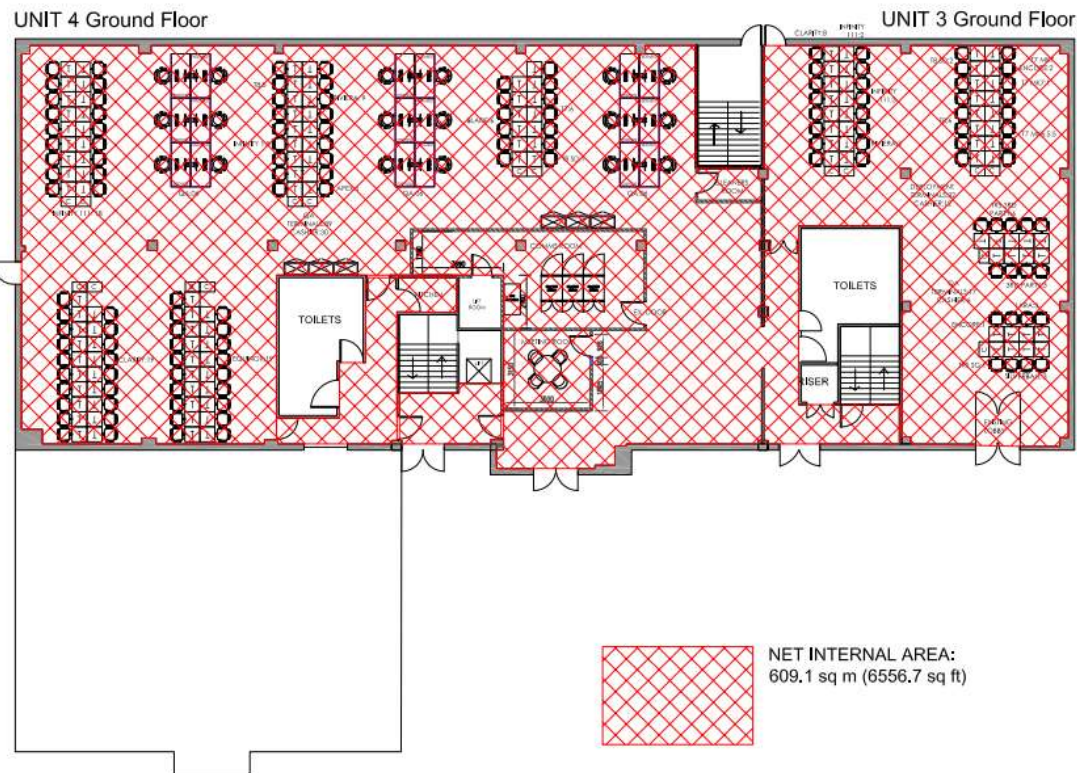
steven@marchmont.co.uk

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WALLBROOK BUSINESS CENTRE, GREEN LANE, HEATHROW



GROUND FLOOR - EXISTING GENERAL ARRANGEMENT



CURF

TBC

Site Location
WALLBROOK BUSINESS CENTRE
GREEN LANE, HEATHROW TW4 6NW

THIS
EXISTING OFFICE LAYOUT
GROUND FLOOR

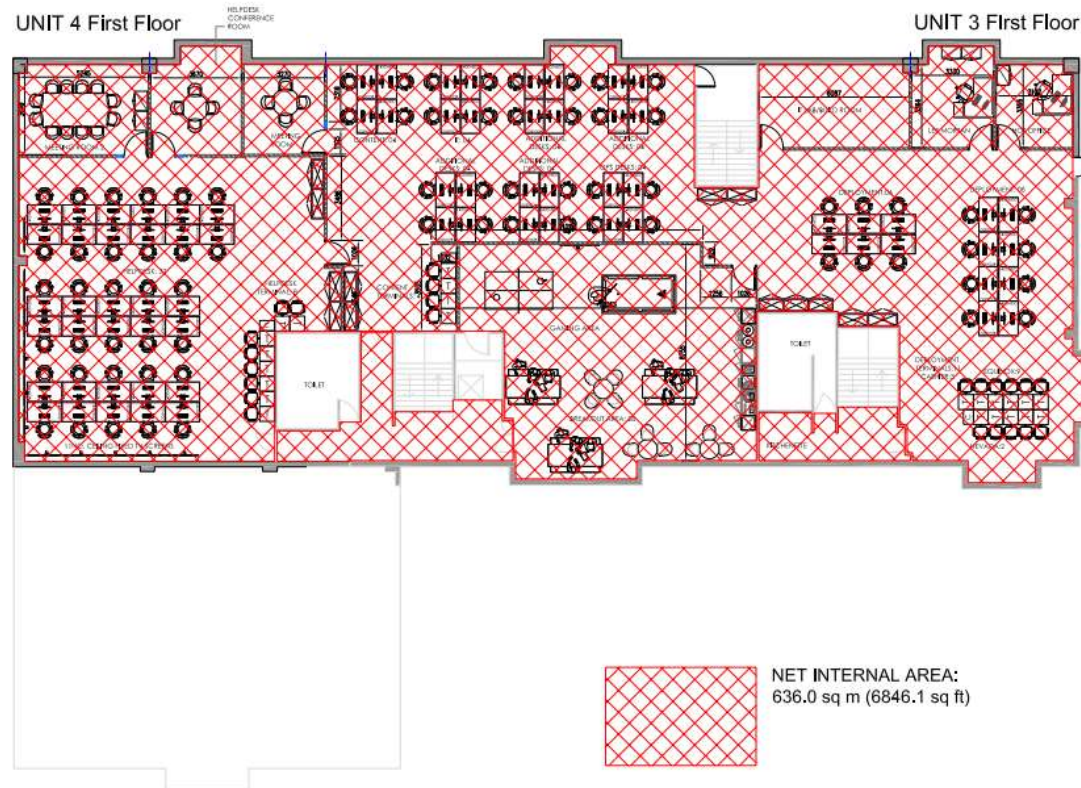
Scale 1:75 @ A1 Date 4th APRIL 2005
Drawn 23/04/2005 Checked AR
Revised

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WALLBROOK BUSINESS CENTRE, GREEN LANE, HEATHROW



NET INTERNAL AREA:
636.0 sq m (6846.1 sq ft)



TBC

WALLBROOK BUSINESS CENTRE
GREEN LANE, HEATHROW TW4 6NW

EXISTING OFFICE LAYOUT
FIRST FLOOR

01

DATE: 12TH APR 2020
DRAWN: 2004/04/20/21
CHECKED: 04/04/20/21
BY: JAW

FIRST FLOOR - EXISTING GENERAL ARRANGEMENT

UNITS 3 & 4, WALLBROOK BUSINESS CENTRE, GREEN LANE, FELTHAM TW4 6NW

CALL STEVEN WEATHERSTONE ON 0207 409 5477 steven@marchmont.co.uk

[illegible]

 200 Hearn Street
London
W1W 6UF
Tel: 020 7439 5470
email: info@marchmont.co.uk
www.marchmontluncheon.co.uk

EXISTING OFFICE LAYOUT
GROUND & FIRST FLOORS
UNIT 3

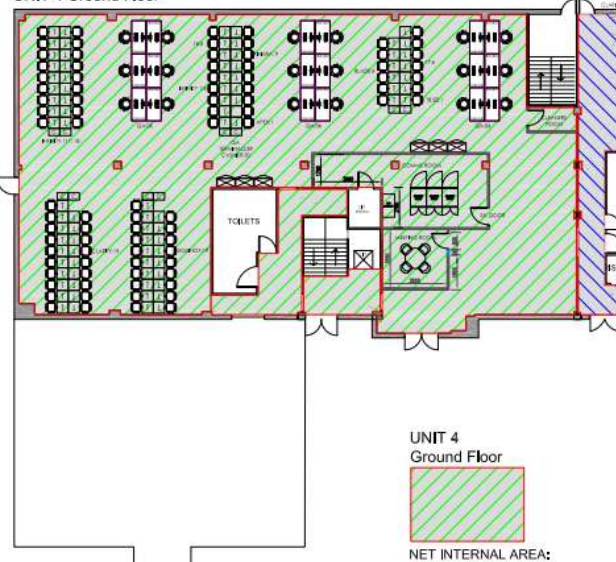
DATE: 1:75 @ A1	DATE: 4th APRIL 2025
CASE NO. 2204-06-01-26-03	DESCRIPTION: AR
FILE NO.	

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WALLBROOK BUSINESS CENTRE, GREEN LANE, HEATHROW

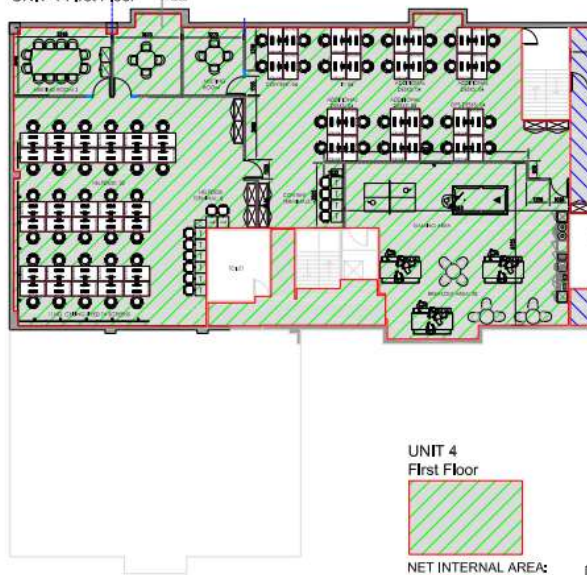
UNIT 4 Ground Floor



UNIT 4
Ground Floor

NET INTERNAL AREA:
439.8 sq m (4734.2 sq ft)

UNIT 4 First Floor



UNIT 4
First Floor

NET INTERNAL AREA:
447.5 sq m (4816.3 sq ft)



LEASE
TEC

SITE LOCATION
WALLBROOK BUSINESS CENTRE
GREEN LANE, HEATHROW TW4 6NW

TITLE
EXISTING OFFICE LAYOUT
GROUND & FIRST FLOORS
UNIT 4
Scale 1:100 @ A1 Date 4th APRIL 2025
Project 2204250142504 Drawing JWB
Notes

UNIT 4 - EXISTING GENERAL ARRANGEMENT - GROUND & FIRST FLOOR

UNITS 3 & 4, WALLBROOK BUSINESS CENTRE, GREEN LANE, FELTHAM TW4 6NW

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