

Lot 6

VACANT POSSESSION

Duval House, Harmondsworth, **Heathrow, London UB7 0BT** Freehold Office Opportunity



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground Floor Reception	Reception	40.78 sq m	(439 sq ft)	VACANT POSSESSION
Ground Floor	Office	426.50 sq m	(4,591 sq ft)	
First Floor	Office	442.39 sq m	(4,762 sq ft)	
Second floor	Office	229.56 sq m	(2,471 sq ft)	
Totals		1,139.23 sq m	(12,263 sq ft)	

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Key Details

- Substantial self-contained office building
- 1.5 miles north of Heathrow Airport
- Benefits from 37 car parking spaces
- Potential for redevelopment (subject to consents)
- Of interest to investors and owner occupiers

On behalf of **LaSalle**
INVESTMENT MANAGEMENT

Location

Miles: 16 miles west of Central London
5 miles south of Uxbridge
5 miles south-east of Slough
Roads: M25 (Junction 15), M4 (Junction 4B), A4
Rail: West Drayton Rail Station, Heathrow Airport
T5 Underground Station (Piccadilly Line)
Air: London Heathrow Airport

Situation

The property is prominently situated on a corner site at the junction of High Street and the A3044 in the predominantly residential suburb of Harmondsworth, which is strategically located 0.5 miles south of the M4 and 1.5 miles north of Heathrow Airport.

Description

The property comprises office accommodation arranged over the ground, first and second floors. The property benefits from suspended ceilings, raised floors, passenger lift and on-site car parking for approximately 37 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

A block viewing will be held for this property. Please refer to the auctioneer for the scheduled date and time.

Energy Performance Certificate

Available from the legal pack at acuitus.co.uk



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