

**FOR SALE**

# AXIOM HOUSE, THE CENTRE, FELTHAM TW13 4AU

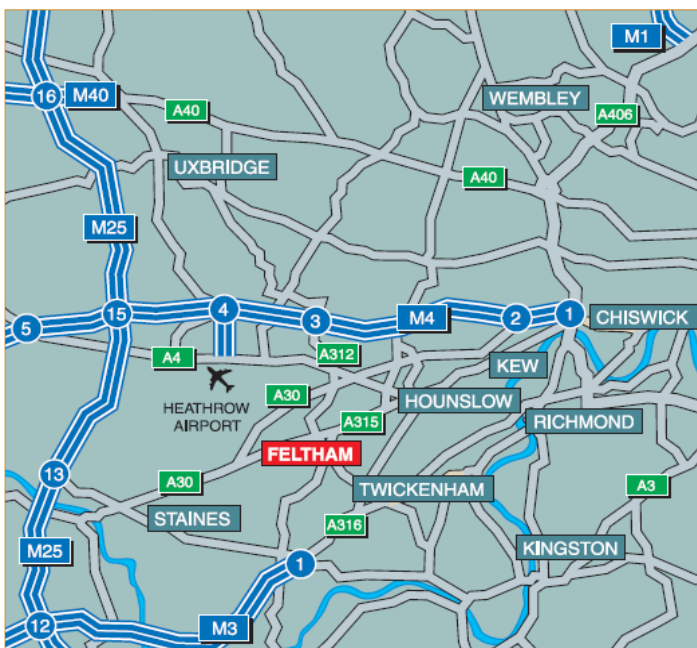
Modern Town Centre Office Building with Income



- MODERN OFFICE BUILDING CONSTRUCTED IN 2006
- TOWN CENTRE LOCATION AND CLOSE TO FELTHAM STATION
- 11,535 SQ FT ON GROUND AND 5 UPPER FLOORS
- VIRTUAL FREEHOLD (999 YEAR LEASE FROM 2006)
- POTENTIAL FOR CONVERSION TO RESIDENTIAL (SUBJECT TO PLANNING AND FREEHOLDER CONSENT)
- GUIDE PRICE £2,500,000

## Location

Axiom House is located in the heart of Feltham Town Centre within a 3 minute walk of the station. The Centre offers an excellent range of amenities including an Asda Superstore, Costa Coffee, Starbucks and bank facilities. Feltham Station provides a fast regular service to London Waterloo (journey time 29 mins). Feltham is well placed for Heathrow Airport (approx. 4 miles) and the motorway network with the M3/A316 being within 2 miles.



## Description

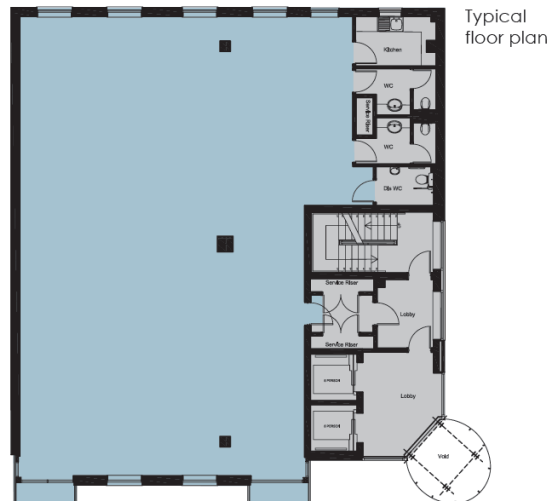
Axiom House is a modern office building with a double height ground floor entrance/reception area and 5 upper floors of modern office accommodation with comfort cooling, raised access floors and LED lighting. Each floor has its own separate male, female and accessible WC's. The building benefits from two eight person passenger lifts and allocated parking in the adjacent multi storey car park. 4 out of the 5 floors are currently let and tenants are in occupation.

## Amenities

- Town Centre location
- Close to Feltham Station (London Waterloo 29 mins)
- Double height ground floor reception
- Comfort cooling and heating
- LED Lighting
- Raised access floors
- Two eight person passenger lifts
- Male, female and disabled WC's on each floor
- 25 parking spaces in adjacent multi-storey car park

## Floor Areas (IPMS -3)

Floor	sq ft	sq m
Fifth	2,253	209.3
Fourth	2,253	209.3
Third	2,253	209.3
Second	2,253	209.3
First	2,253	209.3
Reception	270	25.1
<b>Total</b>	<b>11,535</b>	<b>1,071.6</b>



## Tenancy Schedule

Floor	Size (sq ft)	Tenant	Lease Start	Expiry	Annual Rent	Service Charge (pa)	Notes
First	2,253	Pauwels UK Ltd	11-Jun-20	11-Jun-25	£43,934	£ 17,588.80	
Second	2,253	Single Resource Ltd	5-June-15	04-Jun-29	£38,301	£ 17,588.80	Annual breaks on 5 <sup>th</sup> June subject to 6 months prior notice
Third	2,253	Vacant				£17,588.80	Currently being marketed at £22.50 per sq ft/£50,692.50
Fourth	2,253	Complete Cover Group Ltd	01-Apr-22	11-Jun-25	£35,795*	£ 17,588.80	*Rent inclusive of service charge and subject to annual increase in line with the Retail Price Index.
Fifth	2,253	The Reach Foundation	13-Sep-21	11-Jun-25	£32,000*	£ 17,588.80	*Rent is inclusive of the service charge and subject to annual uplifts in line with the Retail Price Index. Note - Sept 2022 uplift not yet actioned.
Reception	270						
<b>TOTAL</b>	<b>11,535</b>				<b>£150,030*</b>	<b>£87,944</b>	

## EPC

The building has an Energy Performance Rating of C – 67 [Link to Certificate](#)

## VAT

The property is elected for VAT. It is anticipated that the sale will be treated as a Transfer of a Going Concern.

## Price

We are instructed to seek unconditional offers. Guide price **£2,500,000** subject to contract and exclusive of VAT equating to a capital value of £217 per sq ft.



For more information or to arrange a viewing contact sole agent:

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