

# To Let

## Hanover House Plane Tree Crescent, Feltham, TW13 7JJ



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### Location

Hanover House is located within walking distance of the high street amenities and mainline railway station of Feltham, South West of London.

Feltham benefits from great accessibility by rail with quickest journeys to London Waterloo in just 26 minutes. Trains to Feltham also include services from Windsor & Eton Riverside, Weybridge and Reading. Feltham is one of the closest National Rail stations to Heathrow Airport. There are regular busses from the station to all five airport terminals.

Hanworth Park is a short 5 minute walk from the office which features 67 hectares of parkland for walking or exercising.

Junction 1 of the M3 is 1.5 miles from the office via the A316 which provides easy access to Central London or the M25 via junction 12.

### Description

The building is arranged in two wings off the central reception area.

The building is currently finished to provide modern air-conditioned offices but was originally built as a hi-tech unit with ground floor warehouse/research or light industrial use and loading doors which could be reinstated

Suites can be let individually, by wing, by floor or the building as a whole.

### Specification

- Cat 6 cabled & connected
- Air conditioning
- Suspended ceilings with recessed light fittings
- Full access raised floors
- Lift
- Parking 1:315 sq ft
- Capable of being adapted to provide ground floor warehouse/research or light industrial with loading doors installed and slab to slab height of c4m

### New Leases Available for Terms to be Agreed



**Andrew Pollard**  
07971 870392  
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For further information  
please contact the joint agents:



**Damian Lambourn**  
07796 953360  
dl@lcprop.com

**Rent** £19.50 psf      **Service Charge** £8.95 psf

**Business rates** We estimate the rates payable to be approximately £7.70 per sq ft. Interested parties should make their own enquiries with the Local Authority to verify this information.

**Legal costs** Each party is to be responsible for their own legal costs incurred in the transaction.

**VAT applicable**

**EPC** D80

Floor	Left Wing	Right Wing
<b>1st Floor</b>	Under Offer	7,185 sq ft
<b>Ground Floor</b>	5,335 sq ft	7,145 sq ft
<b>Total</b>	<b>19,625 sq ft</b>	

**Typical Floor Plan**

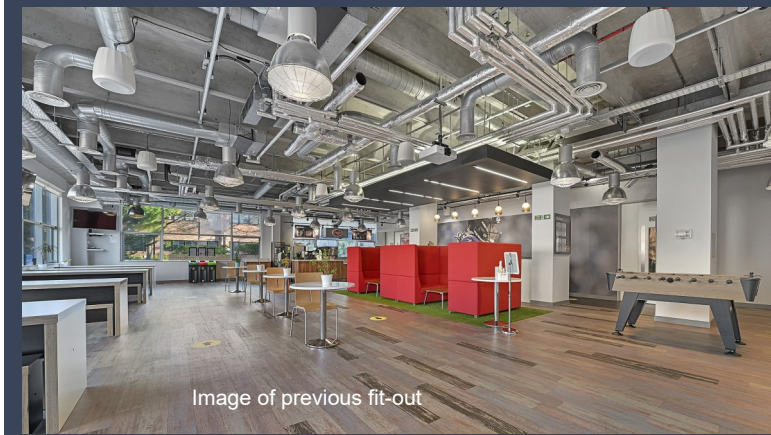
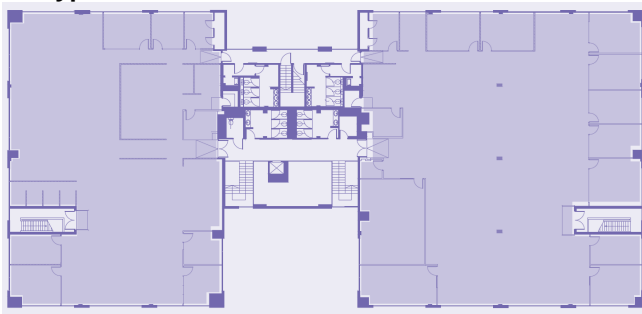
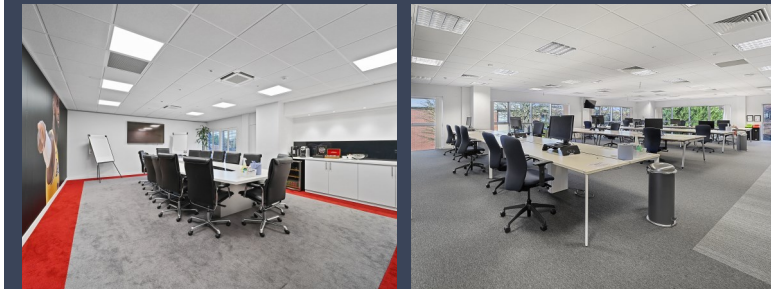


Image of previous fit-out



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- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.