



## The Lodge (350) Harmondsworth Lane West Drayton UB7 0LQ

£1,200 PCM

- Serviced offices • Near Heathrow Airport • Various room sizes

**LOCATION:** Situated in a Grade II Listed building in the village of Harmondsworth and within 10 minutes drive of London Heathrow Airport with good bus connections.

**DESCRIPTION:** Serviced offices ranging from 245 sq ft (22.7 sq m) to 2,227 sq ft (206.8 sq m) (depending on availability). Shared kitchen and toilet facilities. Excellent car parking. Basic office furniture provided if required. Please inquire regarding current availability.

**LICENCE:** Available on a six month licence and then on a flexible tenancy outside the security of tenure provisions of the Landlord & Tenant Act 1954.

**LICENCE FEE:** By way of an example, an office of 350 sq ft (32.5 sq m) is £1,200 per calendar month inclusive of utilities, basic broadband, cleaning of communal areas (not offices). The licence fee is subject to VAT.

**BUSINESS RATES:** Each office is separately rated. Subject to certain conditions, the occupier should be able to claim small business rates relief.

**VIEWING:** Strictly by appointment with R Whitley & Co.

For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.