



World Business Centre 2, Newall Road, London TW6 2SF

TO LET

Business Space to Let in a Prominent
Airport Position

3,000 - 14,761 Sq Ft
(279 - 1,371 Sq M)

DESCRIPTION

The World Business Centre provides first class accommodation over four floors with spectacular views of the airport's runway. The 2nd floor is in good condition and benefits from an impressive corporate reception and various glass partitioned offices, meeting rooms and a board room.

- ✓ Recently refurbished office space for £25.30 psf
- ✓ Onsite Cafe
- ✓ Car parking ratio 1:318 sq ft
- ✓ 2x13 person passenger lifts
- ✓ 24 hour access and security
- ✓ Full height glass atrium reception

LOCATION

Situated less than one mile from Heathrow Airport, on the A4 Bath Road which offers excellent access to the Airport, M4 and M25. Complimentary shuttle bus service to Airport Terminals, including the Heathrow Express.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
2nd Floor	14,671	1,363
Total	14,761	1,371

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

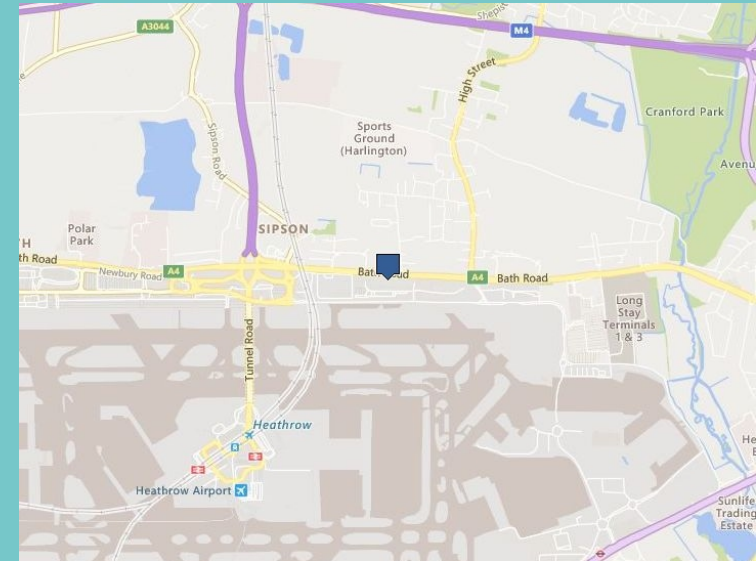
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of assignment or a new lease direct from the landlord.

EPC Energy Rating B



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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