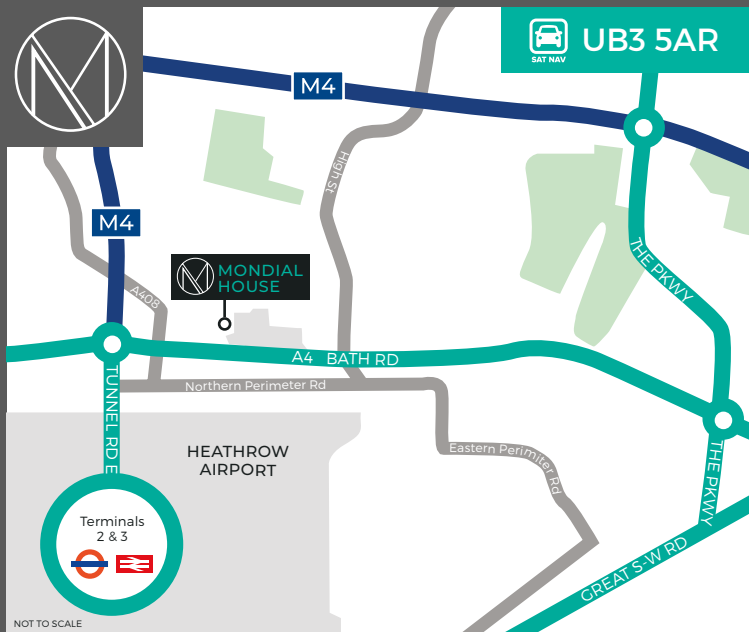


TO LET  
4,745 SQ FT to  
10,180 SQ FT



MONDIAL HOUSE

5 MONDIAL WAY, HEATHROW, UB3 5AR



## LOCATION

Mondial House is prominently situated just off the A4 Bath Road immediately north of Heathrow Airport with excellent connectivity to central London and the West.

## DESCRIPTION

Mondial House is a detached, fully refurbished self-contained office building providing accommodation over two floors., totaling 10,180 sq ft with the benefit of 48 parking spaces on a secure self-contained site.

The impressive reception includes new flooring, LE lighting, reception desk and contemporary furniture.

The property can be let as a whole or in floors with a recent fully refurbished 1st floor and if of interest to an occupier a fully fitted 2nd floor benefitting from plug and play fully furnished offices.

## TERMS

The property is available by way of a new lease direct from the Landlord on terms to be agreed.

## RENT and SERVICE CHARGE

Quoting Rent £22.50psf      2026 Service Charge budget, £5psf.

## RATES

Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable but we understand these to be circa £9.32psf for 2026.

## VAT

The property is elected for VAT.

## EPC C-69

## LEGAL COSTS

Each party is to bear their own legal costs.

## KEY BENEFITS

- Air-conditioning
- Full access raised floors with floor boxes
- Suspended ceilings with LED lighting
- Male, female and disabled WCs
- Shower facilities
- 8 person passenger lift
- Server room
- 48 car parking spaces (1:212 sq ft)
- Fitted 2nd floor
- Mondial House is a detached, fully refurbished self-contained office building
- Impressive refurbished reception

## ACCOMMODATION

Approximate IPMS 3:

	FT <sup>2</sup>	M <sup>2</sup>
FIRST FLOOR	4,745	440.8
SECOND FLOOR	4,875	452.8
<b>TOTAL incl. reception 560 sq.ft.</b>	<b>10,180</b>	<b>945.7</b>

**VIRTUAL TOUR:** <https://threesixtygroup.viewin360.co/share/>



Jct 4 of the M4 less than 2 miles away



Jct 15 of the M25 less than 3.5 miles away



Nearest bus stop 5mins walk



Heathrow Express London Paddington 15mins



London 1 hour



Terminal 2&3 1.9 miles away

For further information, please contact:

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