

# Legacy Centre

Hanworth Trading Estate, Hampton Road West, Feltham, TW13



## FOR SALE

11,065 SQ FT  
(1,027.97 SQ M)

OFFERS IN THE REGION OF  
£1,800,000

Freehold building for sale  
currently operating as a  
serviced office centre.

- Freehold
- Detached 3 storey building
- Operating as a serviced office centre
- Income from short term licences
- Of interest to investors and owner occupiers
- Air-conditioning to part
- On site car parking

020 8707 3030  
desouza.co.uk

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 11,065 sq ft                       |
| Price          | Offers in the region of £1,800,000 |
| EPC Rating     | D (92)                             |

## Description

Legacy Centre is a self-contained detached building providing accommodation over 3 floors and has been operating as a serviced office centre since 2001. The floors are currently subdivided into office suites suitable for 1 to 12 workstations with 37 suites in total ranging in size from 99 sq ft to 710 sq ft. All suites are currently let on 12 month renewable licence agreements providing flexibility for part or full vacant possession for owner occupiers or developers.

## Location

Legacy House is located on the well established Hanworth Trading Estate just off the main A312 Hampton Road West in Feltham. The property is close to Heathrow Airport and less than 1/2 mile from the A316 which provides fast access to M3 Junction 1 and Central London.

## Accommodation

The accommodation comprises the following areas:

| Floor/Unit   | sq ft         | sq m            |
|--------------|---------------|-----------------|
| Ground       | 5,031         | 467.40          |
| 1st          | 4,529         | 420.76          |
| 2nd          | 1,505         | 139.82          |
| <b>Total</b> | <b>11,065</b> | <b>1,027.98</b> |

## Specification

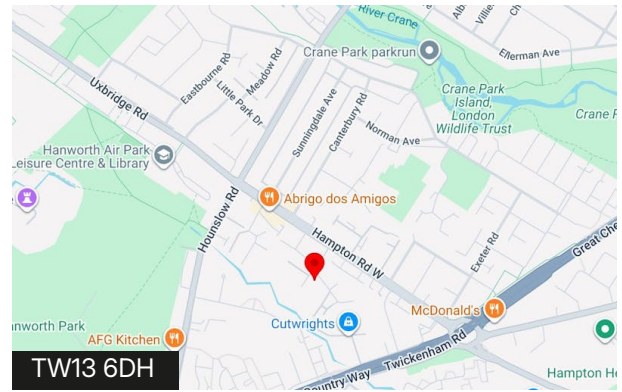
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## Viewings

By appointment only through De Souza.

## Terms

Offers invited for the freehold interest subject to the existing licences. Guide price £1.8m



## Viewing & Further Information



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