

**KINGSBRIDGE HOUSE, PADBURY OAKS,  
581 BATH ROAD, LONGFORD, HEATHROW UB7 0EW**



**Self-contained Office Building - To Let**

**1,005 sq ft – 2,825 sq ft (93 - 262 sq m)**

- **Close to Heathrow Airport**
- **Business park environment**
- **Comfort cooling and heating**
- **Available as a whole or in separate floors**
- **Generous on site parking (1:235 sq ft)**
- **Close to local bus services (within free fare zone)**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

## Location

Kingsbridge House is located at Padbury Oaks, a courtyard development offering flexible office space on the south side of Bath road in Longford.

The property is approximately 2 miles from junction 14 of the M25 providing excellent access to the M4, M3 and extensive motorway network.

The nearest tube station is Hatton Cross on the south side of the airport and the Bath road is well serviced by numerous local bus services. Longford is within the free fare zone around the airport.

## Description

Kingsbridge House is a modern self-contained office building providing office accommodation over 3 floors.

The building is available as a whole (2,825 sq ft) or in individual floors from 806 sq ft.

Ground	1,005 sq ft	93 sq m
First	1,014 sq ft	94 sq m
Second	806 sq ft	75 sq m
<b>Total</b>	<b>2,825 sq ft</b>	<b>262 sq m</b>



## EPC

Energy Performance Rating - D 77

## Amenities

- Close to Heathrow Airport
- Business Park Environment
- Ground floor suite
- Comfort cooling
- 12 allocated car parking spaces (1:235 sq ft)
- Close to bus services
- Fast access to M25 J14



## Terms

Available from 2020 on a new lease direct with the Landlord. A short term lease on the 1<sup>st</sup> floor is also available.

## Rent

On application

## Contact

For more information or to arrange a viewing, contact sole agents De Souza:

**Paul Flannery**

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