TO BE LET
REF 1787

KHOSLA HOUSE, PARK LANE, HOUNSLOW, TW5 9WA
EXCELLENT F1/E OPPORTUNITY IN A PRIME HOUNSLOW LOCATION

020 8099 3119
sales@bernardgordon.co.uk

Bernard Gordon & Company

OVERVIEW

Excellent education opportunity located in Hounslow, TW5

Total GIA is approx 2,500 sq. ft planned on ground and first floors

Outdoor space – Ideal for children's play and outdoor activities, with parking and convenient drop-off/pick-up facilities, including 4 designated parking spaces

Most recently operated as a tuition centre, ideal for continued educational use, including a day nursery setting

Good transport links nearby, with local bus routes connecting to Hounslow town centre and Heathrow Airport. Hounslow West and Hatton Cross Underground stations provide direct connections to central London

A short distance from local shops, cafés and restaurants along Bath Road, with Hounslow town centre nearby offering a wider range of shopping, dining and everyday amenities

New FR&I lease to be agreed - offers invited in the region of £75,000 per anum exclusive

Subject to contract

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LOCATION

Khosla House occupies a prominent position on the A4 Bath Road, at its junction with High Street and backing onto Park Lane, in the heart of Hounslow, West London. The property benefits from access via Bath Road, as well as a private rear car park accessed from Park Lane.

The property is strategically located approximately 2 miles from Heathrow Airport Terminals 1–3 and approximately 1.5 miles from the M4 motorway, providing convenient access to the airport and wider motorway network.

Bath Road offers a range of local amenities, including hotels, restaurants and retail facilities. Notable nearby establishments include Tesco Express, the Moxy Hotel, situated directly opposite Khosla House, and the adjacent DoubleTree by Hilton hotel.

Public transport connections are provided by Hounslow West Underground Station and Hatton Cross Underground Station, located approximately 1.4 miles and 1.1 miles from the property, respectively. Both stations are served by the Piccadilly line, providing connections to Heathrow Airport and central London.

THE PROPERTY

A prominent, modern, stand-alone building arranged over ground, first and second floors. The available accommodation comprises part ground and part first floor, and until recently was used as a tuition centre. It has been kept in good condition and comprises a number of classrooms, offices, WC facilities, storage etc, as well as a passenger lift.

The building comprises 3 parts, office use on the 2nd floor, a faith school on part ground and part first floors, and a former tuition centre, now available. There is a car park to the rear of the property, as well as a paved area to the front of the property which can be fenced off to form a children's play area if required.

Access to the building can be either through the rear car park, or a pedestrian access at the junction of High Street and Bath Road. The units are all completely self-contained with the only communal areas being externally in the car park. Rent quoted includes service charge but excludes all utilities and bills etc.

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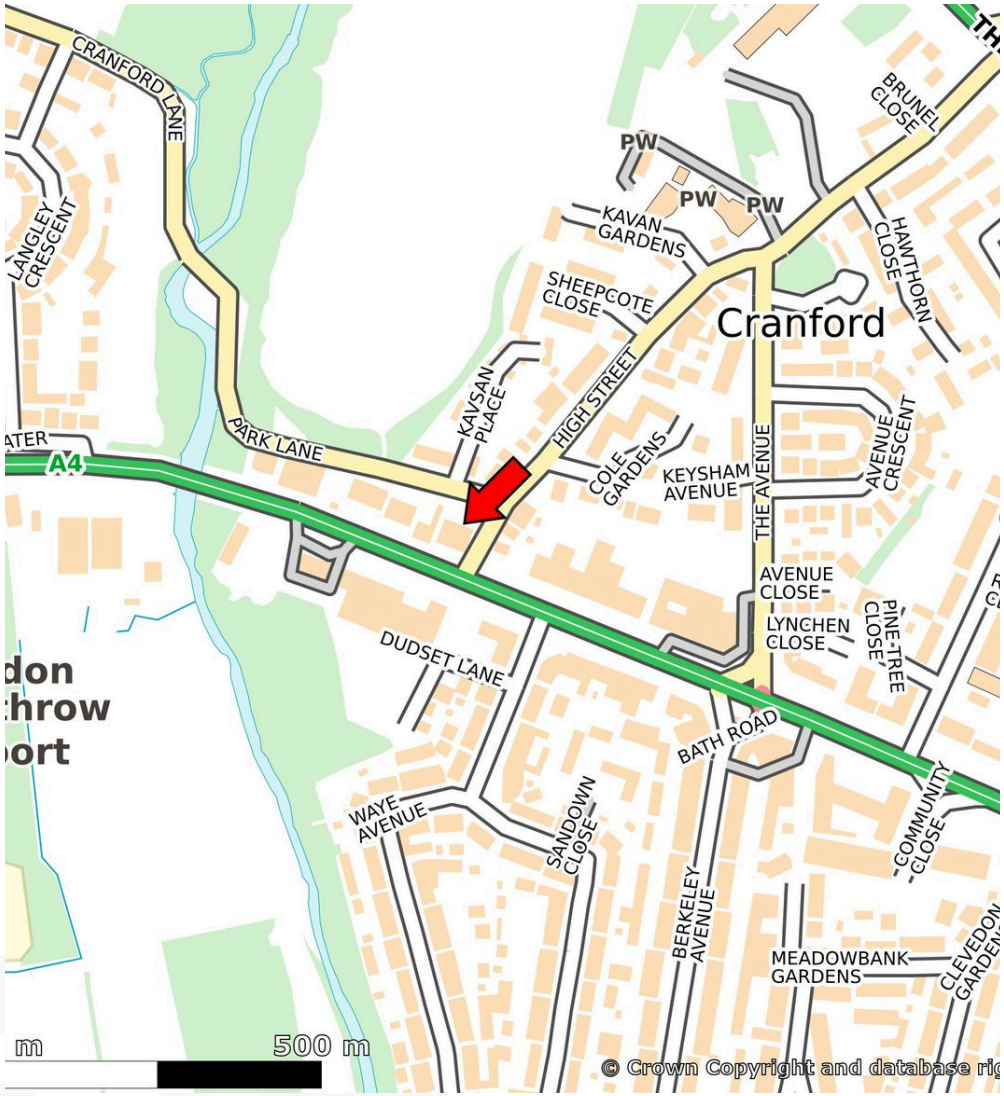
LOCATION & SITE



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PLANNING

We are advised the building has a dual Use Class E and F1. The building formerly had a dual B1/D1 use, the previous tenants took occupation in October 2020 and used the premises for F1 purposes. We are unsure if the class E use would have fallen away, **applicants are recommended to seek their own advice in relation to planning.** Offers subject to planning will be considered if required.

EPC

In hand.

VAT

We are advised the property is VAT exempt.

AML

All parties to the transaction will be required to comply with Anti-Money Laundering (AML) regulations, including completion of standard identity verification checks prior to exchange.

VIEWINGS

All viewings are strictly by appointment only. Please ensure all viewings are arranged through sole agents Bernard Gordon & Co.

RENT

£75,000 per annum exclusive, subject to contract.

COSTS

Each party to be responsible for their own legal and professional costs.

HOLDING DEPOSIT

Tenants wishing to secure the property will be required to pay a holding deposit of £3,000 into Bernard Gordon & Co's client account. The deposit will be non-refundable unless the landlord withdraws, clear title cannot be demonstrated, or suitable indemnity insurance cannot be obtained. The deposit will also be non-refundable if the tenant materially alters the agreed heads of terms after solicitors have been instructed, or fails to complete within a reasonable period following issue of the legal documentation or by any agreed deadline. The deposit will be held in our client account until completion.

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GET IN TOUCH WITH OUR AGENTS

Ben Wallis

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STRICTLY BY APPOINTMENT ONLY

IMPORTANT NOTICE

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only and do not constitute, or form any part of, an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

The measurements as set out are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. The terms quoted and all subsequent negotiations are subject to contract.

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