

To Let

Two New Square, Bedfont Lakes, Feltham, TW14 8HA

20,000 to 63,548 sq ft

- Comprehensively refurbished Grade A office accommodation
- Flexible terms available
- Set in 250 acres of parkland
- Reconfigured floorplates to maximise space
- Excellent parking provision



Location

Bedfont Lakes is widely recognised as one of Heathrow's most established business parks being less than 5 miles from the M4 and M3 motorways. The park's close proximity to Heathrow provides its occupiers with direct access to one of the world's busiest international airports and the arrival of Crossrail in 2019 will further enhance the connectivity to central London with less than a half an hour commute. New Square also benefits from a regular courtesy bus service to Heathrow, Hatton Cross, Feltham station and Staines.

Description

The park's extensive car parking, proximity to Heathrow and numerous amenities have drawn a number of national and international occupiers to Bedfont Lakes. The setting within 250 acres of natural parkland and the views of Bedfont Lakes establish Two New Square as a prominently located HQ building.

Specification

- A fully renovated reception area that includes feature lighting and landscaping
- Reconfigured floor plates designed to optimise use of space
- Full-access raised floors
- Suspended ceilings with perforated metal tiles
- LG7 compliant lighting
- 4 passenger lifts and 1 goods lift
- Gym facilities
- New WCs and showers
- Four pipe fan coil/VRV air-conditioning
- Secure car parking with more than 337 allocated spaces (1:190 sq ft based on net office area)
- Extensive, secure cycling rack provision
- On-site estate security
- BREAAAM Excellent
- EPC - B

Coinciding with the refurbishment of the property the existing tenant renovated and expanded the previous café to create a contemporary and unique space for staff to use.

Bedfont Lakes also has an on-site café and there are also a number of shops and sporting facilities in the local area including championship golf courses Sunningdale and Wentworth. In addition to these there are footpaths, cycle and running tracks around the park and the lake, providing extensive opportunity to use the surrounding parkland.

Terms

There is a lease in place until 4th June 2029 with an option to break on the 5th June 2024. There may also be an opportunity to agree terms direct with the landlord, subject to negotiation and covenant.

Viewings

Strictly by appointment by the sole agents.

Accommodation

Available as a whole of floor by floor - flexible terms available

Floor/Unit	Description	Sq ft	Availability
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EPC

This property has been graded as B (43).

Rent

Rent on Application

Business Rates

Rates payable: £11 per sq ft

Estimated

Service Charge

£8.50 per sq ft Estimated

Estate Charge

£4 per sq ft



Contacts

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1st	1st Floor	43,548	Available
Ground	Grd Floor - Office	20,000	Available
Total		63,548	

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