

**AVIATION HOUSE  
HARMONDSWORTH, Nr HEATROW, UB7 0LQ**

---

Self- Contained office Available from 2,950 to 6,080 sq ft



Attractive office property in secure gated site located within minutes of Heathrow Airport and the M4/M25

For further information please contact:

**Simon Knight**

M: 07818 012 419

E: [simonknight@brayfoxsmith.com](mailto:simonknight@brayfoxsmith.com)

**Jordan Willcock**

M: 07745 054 909

E: [jordanwillcock@brayfoxsmith.com](mailto:jordanwillcock@brayfoxsmith.com)

**brayfoxsmith.com**

AVIATION HOUSE  
HARMONDSWORTH, WEST DRAYTON, UB7 0LQ

### Description

Aviation House is an attractive office property in a secure gated location in West London, c.1.25 miles north of Heathrow Airport.

### Location

Harmondsworth is an attractive village with historic charm, local pubs, shops and green open spaces. The property is located on the south of Harmondsworth Lane, east of the village centre.

The area benefits from excellent transport connectivity at both Heathrow and West Drayton. Main road transport connections are provided by the M4 and A4 (to the north and south), with the M25 a short distance to the west.

Rail connections are provided by the Elizabeth Line, at West Drayton Station to the north; providing 6 trains per hour to central London. Underground services are provided at Heathrow, affording connections to TfL Rail and the Piccadilly Line.



### Accommodation Available

Ground	2,950 sqft
First	3,130 sqft
<b>Total</b>	<b>6,080 sqft (IPMS3)</b>

### Specification

- Secure gated site
- 26 car parking space available - 1:233 sqft
- Suspended ceilings with integral light fittings
- Full access raised floors
- EPC B
- Private grounds of 1.65 acres

### Terms

A new FR&I lease/s on flexible terms

### Rent

£26.50 psf (not elected for VAT)

### Rates

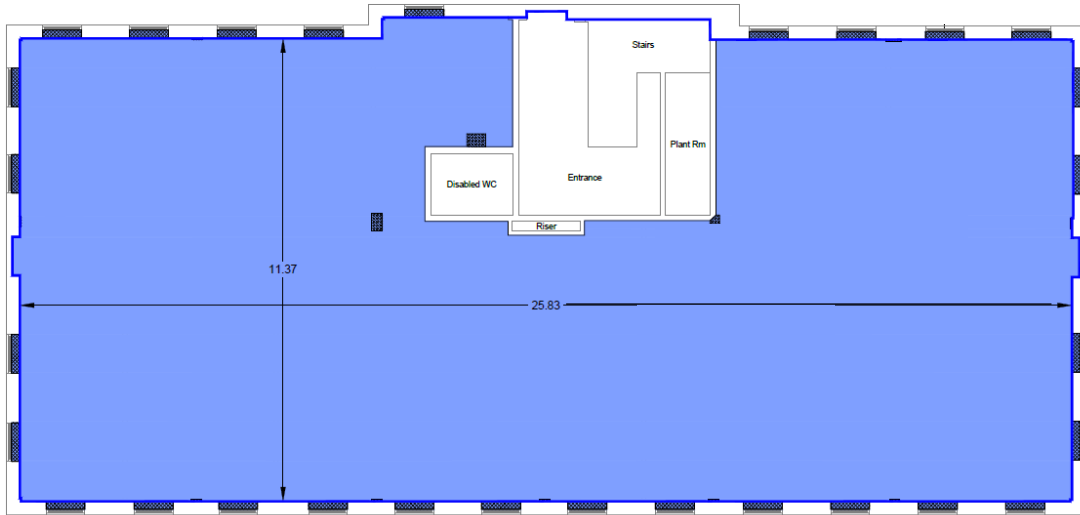
Currently c. £8.25 psf payable

### Service Charge

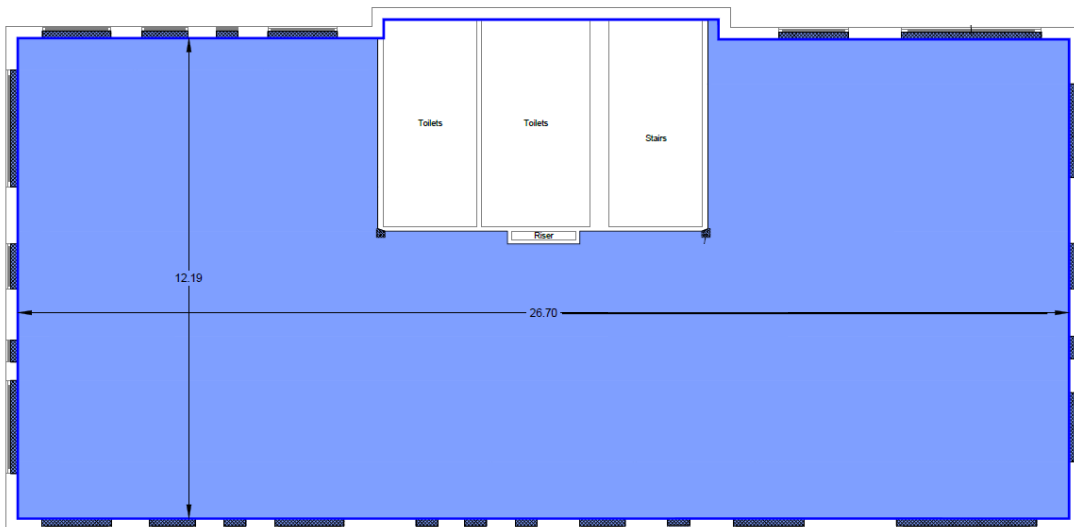
Currently c. £0.33 psf

AVIATION HOUSE  
HARMONDSWORTH, WEST DRAYTON, UB7 0LQ

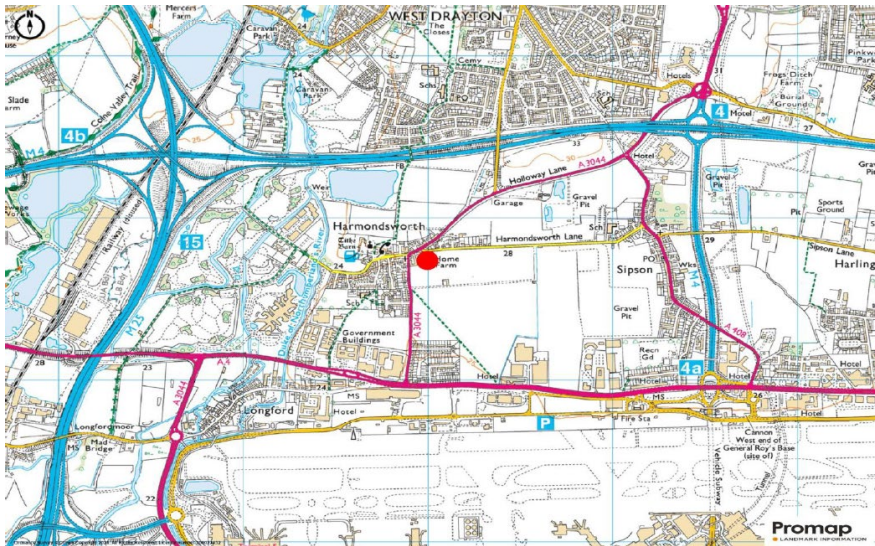
### Ground Floor



### First Floor



AVIATION HOUSE  
HARMONDSWORTH, WEST DRAYTON, UB7 0LQ



For further information please contact:

**Simon Knight**

M: 07818 012 419

E: [simonknight@brayfoxsmith.com](mailto:simonknight@brayfoxsmith.com)

**Jordan Willcock**

M: 07745 054 909

E: [jordanwillcock@brayfoxsmith.com](mailto:jordanwillcock@brayfoxsmith.com)