

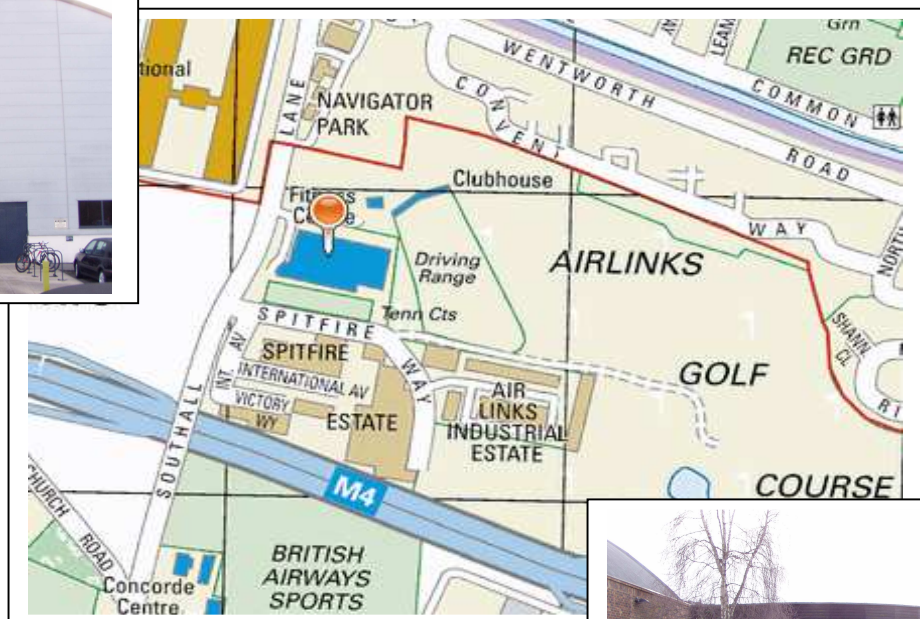
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# *TO LET*

*Formerly used as Children's Day Nursery  
Suitable for D1 or D2 Use Subject to Planning  
Approx Gross Internal Floor Area 3,660 sq ft (340 sq m)*



***David Lloyd Centre  
Southall Lane  
Heston TW5 9PE***

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Southall Lane  
Heston TW5 9PE**

- Location:** The premises form part of the David Lloyd Centre located just off Southall Lane to the north of the M4 adjoining Air Links Golf Club. The property is very conveniently located for access to the motorway network with Junction 3 of the M4 for Heston approximately 1 mile away. Southall town centre is approximately 2.5 miles to the north-east.
- Description:** The premises comprise part of the David Lloyd Leisure Centre having previously been used as a Children's Day Nursery and would be suitable for that use or for some form of medical use such a sports injury clinic or physiotherapy centre. The accommodation has a separate and self-contained means of access from the main centre and is divided into a number of rooms previously used as classrooms plus a kitchen, office, cloakrooms and WCs. Car parking is available within the David Lloyd Centre car park.
- Accommodation:** The property has an approximate gross internal floor area of 3,660 sq ft (340 sq m) including the WCs and cloakrooms.
- In addition a separate first floor office suite within the David Lloyd Centre is also available comprising approximately 893 sq ft (83 sq m).
- Rating Assessment:** To be assessed.
- Terms:** The premises are available to let on a new full repairing and insuring lease for a period of up to 10 years subject to a break clause and to exclude the security of tenure provisions of the Landlord & Tenant Act 1954 Part 2.
- Rent:** £40,000 per annum exclusive.
- Legal Costs:** The parties are to be responsible for their own legal and other costs.
- Viewing:** Strictly by appointment with sole agents.

**Andrew Pollard  
BONSORS.COM  
Tel. 020 8546 0022**

**PLEASE NOTE THE FOLLOWING:-**

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable
- 3) Rates information is believed to be correct but interested parties should check with rating authority.

# Energy Performance Certificate

## Non-Domestic Building



WEST SECTION - FORMER CHILDRENS NURSERY  
David Lloyd Leisure Plc  
Southall Lane  
HOUNSLOW  
TW5 9PE

Certificate Reference Number:  
9506-3074-0098-0501-0071

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 86

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	253
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	35.97

### Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

83 If typical of the existing stock