



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**TOWN CENTRE OFFICE SUITE  
FRONTING HOUNSLOW'S MAIN HIGH STREET**

**1,554 SQ FT (144.4 SQ M)**

**TO LET**

*Photo to be inserted.*

**IDEAL FOR SOLICITORS, ACCOUNTANTS, RECRUITMENT CONSULTANTS ETC**

**171-173 HIGH STREET,  
HOUNSLOW, MIDDLESEX  
TW3 1QL**

**TELEPHONE: 020 8400 9000 FAX: 020 8400 9001**

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
[info@vokins.co.uk](mailto:info@vokins.co.uk) [www.vokins.co.uk](http://www.vokins.co.uk)

Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

**LOCATION:** Situated directly fronting Hounslow High Street in the heart of the town centre, close to Marks & Spencer. The entrance at ground floor has display/advertising panels enabling the occupier to have a direct presence and advertising opportunities onto the High Street. The property is within walking distance of Hounslow Central Station (Piccadilly line) and Hounslow Station (British Rail). The offices are conveniently located amongst Hounslow's many shops, bars, cafes and amenities. A large pay and display car park is also a short walk from the premises.

**DESCRIPTION:** The offices comprise self-contained upper parts, being on first and second floor levels, with a private entrance directly off the High Street. The first floor is primarily open plan and the second floor is divided into cellular offices. The suite enjoys good natural light.

**ACCOMMODATION:** (All measurements are approximate)

First Floor	803 sq ft	(74.6 sq m)
Second Floor	751 sq ft	(69.7 sq m)
<b>Total</b>	<b>1,554 sq ft</b>	<b>(144.4 sq m)</b>

**SPECIFICATION:**

- Many & varied town centre shops and amenities nearby
- Air conditioning on first floor
- Electric convector heaters
- Carpeting
- Male & Female WCs
- Kitchen
- Good natural light
- Ground floor display panels / signage opportunities

**LEASE:** Our client will give consideration to short, medium or longer term lease proposals.

**RENT:** Only £20,000 per annum exclusive.

**RATES:** April 2009 to March 2010:-

Rateable value: £13,750.00  
Rates payable: £6,710.00

**LEGAL COSTS:** Each party will be responsible for own legal costs.

**VIEWING:** By prior appointment with sole agents VOKINS.  
Contact: Joanne Davis - [j.davis@vokins.co.uk](mailto:j.davis@vokins.co.uk) - 020 8400 8899  
John Vokins – [j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk) – 020 8400 8895

**SUBJECT TO CONTRACT**