



PROSPECT HOUSE, 67 BOSTON MANOR ROAD,
BRENTFORD, MIDDLESEX TW8 9JQ

FREEHOLD FOR SALE / OR TO LET

5,101 - 17,589 Sq. ft. (474 -1,634 Sq. m)

SELF CONTAINED OFFICE BUILDING

- AVAILABLE AS A WHOLE OR ON A FLOOR - BY- FLOOR BASIS
- SELF CONTAINED CAR PARK FOR 40 CARS



**390 LONDON ROAD
ISLEWORTH
MIDDLESEX
TW7 5AD**

SUBJECT TO CONTRACT

LOCATION: 390 London Road is situated fronting the London Road (A315) Isleworth. The property is approximately 9 miles from Central London and 6.5 miles from Heathrow Airport. The A4 is approximately half a mile from the building and junction 2 of the M4 is approximately 2.5 miles distant. Isleworth train station is only a short distance away providing direct trains to London Waterloo, with an estimated journey of 35 minutes.

DESCRIPTION: The property comprises a self-contained office building, on ground and two upper storeys, together with a car park to the rear for 40 cars.

AMENITIES:

- 6 person passenger lift
- Underfloor and perimeter trunking
- Gas central heating
- Suspended ceilings
- WC's on each floor
- Kitchen
- 40 on site car parking spaces

ACCOMODATION:

	Sq. ft.	Sq. m.
Ground Floor	5,101	474
First Floor	6,223	578
Second Floor	6,265	582
Total:	17,589	1,634

LEASE: A new FRI lease for a term to be agreed on either the whole building or on a floor - by - floor basis. Very attractive rental terms are being offered.

FREEHOLD: The Freehold is being offered with vacant possession, at a guide price of £2,250,000, subject to contract.

RENT:

- Year 1 - £5.00 per sq ft exclusive
- Year 2 - £7.50 per sq ft exclusive
- Year 3 - £10.00 per sq ft exclusive

RATES:

- Rateable Value £125,000
- Rates Payable 1 April 2011 – 31 March 2012 = £54,125

VAT: VAT. may be applicable.

LEGAL COSTS: Each Party to bear their own legal costs.

VIEWING: By appointment with sole agents VOKINS:

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