



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

NEW TO THE MARKET

**ATTRACTIVE GRADE II LISTED OFFICES
WITH MODERN, LARGELY OPEN PLAN FLOOR PLATES**

FROM CIRCA 500 SQ FT (46.5 SQ M) – 10,038 SQ FT (932.6 SQ M)



Lower Ground Floor	2,537 sq ft, (235.7 sq m)
Ground Floor	2,505 sq ft, (232.7 sq m)
First Floor	2,625 sq ft, (243.9 sq m)
Second Floor	<u>2,371 sq ft, (220.3 sq m)</u>

Total Space Available 10,038 sq ft, (932.6 sq m)

**BOSTON HOUSE
69-75 BOSTON MANOR ROAD
BRENTFORD
MIDDLESEX
TW8 9JQ**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
info@vokins.co.uk 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:

The property is situated on the east side of Boston Manor Road (A3002), close to its junction with the Great West Road (A4) in Brentford.

Boston Manor Road adjoins the section of the Great West Road commonly known as the "Golden Mile", a name which is a result of the quality companies located along this stretch of the A4 and its immediate vicinity. These include BSkyB, GlaxoSmithKline, Vanco, Sega, PageOne and JC Decaux amongst others.

Boston Manor London Underground station (Picadilly Line) is a 10 minute walk from the property.

Brentford British Rail Station is approximately 5 minutes' walk from the subject property.

THE PROPERTY:

The property comprises 10,038 sq ft (932.6 sq m) of modern, refurbished, predominately open plan, air-conditioned offices, within landscaped grounds. The building is arranged over lower ground, ground, first and second floors, behind an attractive Georgian facade.

The accommodation is well presented, and provides a good corporate identity within a prominent building.

AMENITIES:

The building benefits from the following amenities:

- Suspended ceilings with recessed category II lighting.
- Air-conditioning.
- Passenger lift.
- Category V cabling throughout.
- Quality demountable partitioned offices.
- 55 on site car parking spaces
- London Underground (Piccadilly Line) – 10 minutes walk.
- British Rail (Main Line) – 5 minutes walk.
- A4 (Golden Mile) – 1 minute walk.

TERMS:

Offices are available either on a traditional FRI basis @ £16.75 per sq ft exclusive, or upon all-inclusive flexible terms if preferred.

VIEWING:

Through sole agents **Vokins** 020 8400 9000

SUBJECT TO CONTRACT