



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

# TO LET

**570 – 1,290 Sq. ft.  
(53 - 119.8 Sq.m.)**

## ATTRACTIVE GRADE II LISTED SERVICED OFFICES

- MODERN LARGELY OPEN PLAN FLOOR PLATES



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

TELEPHONE: 0208 400 9000

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Misrepresentation Act 1967

Every care has been taken in 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 (Piccadilly Line) is a 10 minute walk from the property. Brentford British Rail Station is approximately 5 minutes walk from the subject property.

**DESCRIPTION:** 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, round, 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:**

- Suspended ceilings with recessed category II lighting
- Passenger lift
- Category V cabling throughout
- Quality demountable partitioned offices
- On site car parking spaces
- Furniture
- 1 telephone line and handset per workstation
- 1 PBX / fax line per office
- Daily cleaning (working days)
- Inclusive Business rates
- Heating / Air Con
- Electricity

**ACCOMODATION:**

	Sq. ft.	Sq. m.
First floor	1,290	120
Lower ground floor L2	570	52.95

**TERMS:** Offices are available either on a traditional FRI basis or upon all-inclusive flexible terms if preferred.

First Floor-	£4125.00 per month + VAT
Lower Ground -	£2,200.00 per month + VAT

**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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**SUBJECT TO CONTRACT**