



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

SELF-CONTAINED TOWN CENTRE OFFICE BUILDING

FREEHOLD FOR SALE
(OR MAY LET)

3,235 SQ FT (300.3 SQ M)



**UNIT 2 CANAL COURT
152-154 HIGH STREET
BRENTFORD
TW8 8JA**

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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 building prominently fronts the A315 at the west end of the High Street in Brentford, with retail, banking and restaurant facilities at short walk from the property.

Brentford mainline BR Station is within walking distance, and the nearest underground station is Boston Manor (Piccadilly Line). In addition there are frequent bus services along the High Street, with the bus depot located less than a quarter of a mile from the subject property.

DESCRIPTION: Unit 2 comprises a self-contained office building on ground and two upper floors. The property provides both open plan and cellular offices.

ACCOMMODATION: The approximate net accommodation is as follows:

Ground Floor	97.1 sq.m.	(1,046 sq. ft.)
First Floor	98.4 sq.m.	(1,060 sq.ft.)
Second Floor	104.8 sq.m.	(1,129 sq.ft.)
TOTAL	300.3 sq.m.	(3,235 sq.ft.)

AMENITIES: The building offers the following amenities:

- Suspended ceilings with category II lighting
- Air-conditioning
- Passenger lift
- Carpeting throughout
- 3-compartment underfloor trunking
- Gas fired central heating
- On-site car parking spaces

BUSINESS RATES: We understand the property has a rateable value of £37,500, giving a rates payable figure of £15,525.00 in the current rating year (1 April 2010 to 31 March 2011).

Intending lessees must make their own enquires of London Borough of Hounslow, to satisfy themselves in respect of the above information, as it has been supplied to us verbally.

TERMS: The virtual freehold interest in this property is available, subject to vacant possession, price £575,000 + VAT.

Alternatively, it is possible that our client may consider the grant of a new full repairing and insuring lease, details upon application.

LEGAL COSTS: Each party to bear their own.

VAT: We understand that the property has been registered for VAT, and therefore VAT will apply in addition.

VIEWING: Strictly by appointment through Vokins:

Contact Joanne Davis / John Vokins – 020 8400 9000

SUBJECT TO CONTRACT