



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

IMPRESSIVE WATERSIDE OFFICES

TO LET

1,023 – 2,091 Sq Ft (95 Sq M – 194.3 SQ M)



**1 & 2 CANUTE HOUSE
DURHAM WHARF DRIVE
BRENTFORD
MIDDLESEX
TW8 8HP**

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 offices are located in an attractive waterside development known as Brentford Lock, immediately off Brentford High Street.

London Waterloo is approximately 30 minutes from Brentford Mainline BR Station. Piccadilly Line services are available from nearby Boston Manor Tube providing direct access to Heathrow or the West End and City. The location provides good access to Junction 2 of the M4 and also the Great West Road (A4)

Brentford Lock provides offices, restaurants and retail facilities around a central piazza together with quality residential accommodation. There is a brand new 4 Star Holiday Inn Hotel adjacent this development, with conferencing suites, and 18 executive suites.

THE PROPERTY: The property comprises of two ground floor suites of modern, open plan, air-conditioned offices, within landscaped grounds. The office has the benefit of direct views over Brentford Lock.

Floor Areas:	Sq Ft	Sq M
Suite 1	1,068	99.2
Suite 2	1,023	95

- AMENITIES:**
- CAT II lighting
 - Air conditioning and central heating
 - Fully carpeted
 - WC
 - Underfloor trunking
 - Excellent natural light
 - Suspended ceilings
 - Water views
 - Kitchenette in unit 2

TENURE: A new full repairing and insuring lease will be granted.

RENT: £16.95 per sq ft exclusive of other outgoings.

VIEWING: At short notice by appointment with sole agents VOKINS:

Joanne Davis 020 8400 8899
j.davis@vokins.co.uk

SUBJECT TO CONTRACT