



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**GROUND FLOOR STUDIO / OFFICE, OR PRODUCTION SPACE**

**TOWN CENTRE LOCATION**

**TO LET – NEW LEASE**

**2,147 Sq Ft (199.5 Sq<sup>m</sup>) – Gross Internal Basis**



**CONCORD HOUSE  
61 HIGH STREET  
BRENTFORD  
MIDDLESEX  
TW8 0AH**

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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 is situated prominently on the south side of the High Street (A315) close to Ferry Quays, which is a recently constructed mixed use waterside property development.

Road communications are good with the A4/M4 and North and South Circular Roads within driving distance. A direct mainline service is available from Brentford to Waterloo and several bus routes pass the property. Local shopping and restaurant facilities are close by.

Other corporate occupiers in the area include Glaxo-Smithkline, BskyB, Worley Parsons, EMC, Vanco, Cable & Wireless amongst others.

**DESCRIPTION:** Concord House is a detached modernised building arranged on ground and two upper floors with on-site car parking. The ground floor has been stripped out to provide primarily open space, with two cellular offices, studio / design or production purposes.

**AMENITIES:** These include:

- Double glazing
- Surface mounted strip lighting
- Air conditioning to one office
- Central heating
- Secure loading door(1.9m wide x 2.2m high).
- Red care alarm
- WC facilities (in common parts)
- Four on-site car spaces

Floor area – available space (measured on a gross internal basis) comprises:

<b>Ground Floor</b>	<b>2,147 sq ft (199.5 sq m)</b>
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**TERMS:** A new lease direct from the freeholder is available on terms to be agreed at a rent of only **£12.50 per sq ft exclusive**.

**RATES:** Budget estimate 1 April 2009 to 31 March 2010  
- £13,580 payable = £6.33 per sq ft.

**SERVICE CHARGE:** Estimated at £2.25 per sq ft per annum.

**FURTHER INFORMATION/  
VIEWING:** By appointment with sole agents Vokins  
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