



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

SELF-CONTAINED TOWN CENTRE OFFICE BUILDING

1,214 SQ FT (112.8 SQ M)

TO LET



IDEAL FOR SOLICITORS, ACCOUNTANTS, RECRUITMENT CONSULTANTS ETC

**J H House
77 Hanworth Road
Hounslow
Middlesex
TW3 1TT**

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: Situated to the rear of Hounslow High Street in the heart of the town centre, close to Marks & Spencer. The property is within walking distance of Hounslow Central Station (Piccadilly line) and Hounslow Station (British Rail). The offices are conveniently located amongst Hounslow's many shops, bars, cafes and amenities. A large pay and display car park is also a short walk from the premises.

DESCRIPTION: The office comprise a self-contained detached property, with a private car park with space for 4/5 cars. The offices are over ground and first floor, with separate male and female WC's. A small kitchenette is located on the first floor.

ACCOMMODATION: (All measurements are approximate, based on the net internal floor area.)

Ground Floor	934 sq ft	(86.8 sq m)
First Floor	280 sq ft	(26.0 sq m)
Total	1,214 sq ft	(112.8 sq m)

SPECIFICATION:

- Many & varied town centre shops and amenities nearby
- Electric convector heaters
- Carpeting
- Male & Female WCs
- Kitchen
- Good natural light
- Car parking for 4/5 cars
- Signage opportunities

LEASE: Our client will give consideration to short, medium or longer term lease proposals.

RENT: £20,000 per annum exclusive.

RATES: Contact agent for details.

LEGAL COSTS: Each party will be responsible for own legal costs.

VIEWING: By prior appointment with sole agents VOKINS.
Contact: Joanne Davis - j.davis@vokins.co.uk - 020 8400 8899
John Vokins - j.vokins@vokins.co.uk - 020 8400 8895

SUBJECT TO CONTRACT