



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

# TO LET

## 910 sq ft, (84.5 sq m)

### FIRST FLOOR SELF-CONTAINED UNIT

- AIR CONDITIONED OFFICE SPACE
- PRIVATE PARKING
- SUSPENDED CEILINGS
- SHARED RECEPTION



**UNIT 3  
THE METRO CENTRE  
ST JOHN'S ROAD  
ISLEWORTH  
TW7 6NJ**

TELEPHONE: 0208 400 9000

[www.vokins.co.uk](http://www.vokins.co.uk)

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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 unit is located on an established business park, known as The Metro Centre, off St John's Road, Isleworth, close to its junction with London Road (A315), approximately mid-way between Hounslow and Brentford. Isleworth mainline station is a short walk away with the nearest underground stations being Osterley and Hounslow East (Piccadilly line). The main Great West Road (A4) is within one kilometre; both the A4 and the M4 Motorway offer access to Heathrow Airport, the M25 Motorway and Central London.

**DESCRIPTION:** The property comprises a two storey modern property where the ground and first floors are presented as self-contained units, accessed via a shared reception area. The first floor comprises a mixture of open plan and cellular offices. Quality furniture is available if required.

**AMENITIES:** Recessed Category II lighting to offices  
Private parking  
Air Conditioning to offices  
Electric wall mounted heaters  
CCTV + Alarm system  
WC Facilities  
Kitchenette  
Full Carpeting to offices  
Suspended Ceiling to offices

**ACCOMODATION:** The approximate gross internal area of each unit is as follows:

	Sq. ft.	Sq. m.
First Floor Total	910	84.5
Net Internal	815	75.7

**LEASE:** New full repairing and insuring leases for a term to be agreed.

**RENT:** First Floor - £15,000 per annum exclusive

**BUSINESS RATES:** First Floor - Rateable Value £13,250, Rates payable in the year up to 1 April 2008 @ 0.444 = £5,883.

Intending lessees should make their own enquiries and satisfy themselves in respect of the accuracy of this information before acting upon it.

**LEGAL COSTS:** Each Party to bear their own legal costs.

**VIEWING:** By appointment with sole agents VOKINS:

JOANNE DAVIS  
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**SUBJECT TO CONTRACT**