



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

# FOR SALE OR TO LET

**Units from 397 Sq.ft. (37 Sq.M)  
Seven Units Available  
Together, in Multiples or Separately**

## SMALL OFFICES IN MODERN SETTING

**ON THE INSTRUCTIONS OF BDW TRADING LIMITED**

- RARELY AVAILABLE TO BUY, OR**
- FLEXIBLE LEASE OPTIONS**



**Q WEST  
GREAT WEST ROAD  
BRENTFORD  
MIDDLESEX TW8 9BS**

TELEPHONE: 0208 400 9000

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

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

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 property is located prominently on the Great West Road, within the section known as the “Golden Mile” within the impressive new GWQ development. The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road. Local mainline railway stations include Kew Bridge and Brentford (British Rail) and Gunnersbury (District Line). Heathrow Airport is approximately 8 miles distant. The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.

**DESCRIPTION:** Q West is a multi-let building run by Workspace Group, comprising of small office / studio space over 4 floors.

**AMENITIES:** The building consists of the following amenities:

- Modern and stylish reception area
- Air conditioning
- Perimeter trunking
- On site car parking
- Refurbished office units
- Communal break out space



**ACCOMODATION:** The space provides seven first floor individual units, which could be available individually or combined in multiples:

Unit	Size ( Sq Ft)	To Let (per annum)	For Sale	Business Rates
L1.8	971	£10,680	£160,200	£6,390
L1.9	673	£7,740	£117,775	£4,473
L1.10	680	£7,820	£119,000	£4,473
L1.11	676	£7,774	£118,300	£4,473
L1.12	676	£7,774	£118,300	£4,473
L1.13	676	£7,774	£118,300	£4,473
L1,14	397	£4,963	£73,445	£2,811.60

**SERVICE CHARGE:** Approximately £4.16 per sq.ft.

**VAT:** VAT. is applicable.

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

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

JOANNE DAVIS  
020 8400 8899  
j.davis@vokins.co.uk

JOHN VOKINS  
020 8400 8895  
j.vokins@vokins.co.uk

**SUBJECT TO CONTRACT**