



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

TO LET

3,985 sq.ft. (370.2 sq m)

INDUSTRIAL / WAREHOUSE UNIT

- Refurbished offices on first floor level
- On-site car parking



**UNIT 7
RIVER BRENT BUSINESS PARK
TRUMPERS WAY
HANWELL, W7 2QA**

TELEPHONE: 0208 400 9000

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 River Brent Business Park is located in Trumplers Way, which is to the south west of Boston Road, (A3002) in Hanwell, W7. A4 Great West Road is 2 miles away to the south. Underground services are nearby at Boston Manor (Piccadilly Line). Hanwell town centre is within a mile.

AMENITIES:

- Loading door, plus separate pedestrian access.
- First floor office accommodation
- WC facilities
- Loading area
- Car parking

ACCOMODATION:		Sq. ft.	Sq. m.
	Unit 7	3,985	370.2

TERMS: New full repairing and insuring leases will be granted outside of the renewal provisions of the 1954 Landlord and Tenant Act (Part II) as amended, for a term to be agreed.

RENT: A new lease is available direct from the landlord at a commencing rental of £4.95 per sq.ft. exclusive, rising to £6.95 per sq.ft. exclusive. Further details on application.

RATES: Applicants are advised to ascertain with the Local Rating Authority the amount of business rates payable in respect of individual properties, following this process. Tel: London Borough of Ealing, Business Rates Department 020 8825 7020.

VAT: VAT. may be applicable.

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

VIEWING: By appointment with sole agents VOKINS:

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SUBJECT TO CONTRACT