

NEWLY AVAILABLE!!

**FIRST FLOOR SELF-CONTAINED OFFICES WITHIN
PROMINENT MODERN ATTRACTIVE TOWN CENTRE
OFFICE BUILDING
WITH CAR PARKING**

TO LET

3,845 SQ FT (357.22 SQ M)



**83 - 93 STAINES ROAD
HOUNSLOW
MIDDLESEX TW3 3JB**

LOCATION: 83 Staines Road is prominently positioned on the Staines Road in Hounslow town centre. Hounslow Central Underground Station, Hounslow BR Station and the extensive facilities of the pedestrianised high street are all within walking distance.

DESCRIPTION: The suite comprises the self-contained first floor of this prominent attractive office property. The building offers the following amenities:

- Attractive prominent building
- Entrance hall
- Good on-site car parking provision
- Suspended ceilings with recessed category II lighting
- Underfloor trunking
- Double glazed windows
- Comfort cooling
- Passenger Lift
- Separate male & female toilets

LEASE: A new effective full repairing and insuring lease will be offered, for a term to be agreed, contracted outside the 1954 Landlord & Tenant Act (Part II) as amended.

RENT: Upon application.

RATES: We have been verbally advised by the London Borough of Hounslow Business Rates Department that the current **Rateable Value is £53,500** and the **Current Rates Payable is £22,577** (up to 31 March 2006).

Intending Lessees must make their own enquiries and satisfy themselves of these figures before acting upon this information. (Tel: 020 8583 5708).

VIEWING: At short notice by prior appointment with sole agents **VOKINS** (Tel: 020 8400 9000).

SUBJECT TO CONTRACT