



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

TO LET

1,995 Sq. ft. (185.31 Sq. m.)

SELF CONTAINED OFFICES

- Flexible lease terms available
- On-site car parking



**THE GATEHOUSE
RICHMOND ROAD
OLD ISLEWORTH
MIDDLESEX
TW7 7BL**

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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: Old Isleworth has been redeveloped in recent years to provide an attractive office location adjacent to the River Thames. Local amenities include a health and fitness centre, Riverside pub and restaurant. Transport facilities include Isleworth British Rail Station which gives access to London Waterloo in approximately 30 minutes. The building is approximately two and a half miles from Junction 2 of the M4 therefore giving good access to the M25.

DESCRIPTION: The Gatehouse forms part of an attractive late 1980's development constructed in traditional style brick elevations. Internally the accommodation is predominantly open plan with the provision of a number of cellular offices created by demountable partitioning.

AMENITIES:

- Raised floors
- Central heating
- WC's on each floor
- Kitchen
- Disabled WC
- Entry phone system
- Intruder alarm
- Good natural light
- 4 car parking spaces

ACCOMMODATION: The approximate net internal floor areas are as follows:-

	Sq. ft.	Sq. m.
Ground Floor	665	61.77
First Floor	665	61.77
Second Floor	665	61.77
Total:	1,995	185.31

LEASE: The premises are available on a new lease, direct from the freeholder, upon a term to be agreed. Our client is prepared to consider short term medium or long term options.

RENT: Only £9.95 per sq.ft.

BUSINESS RATES: £30,000 giving a rates payable in the rating year up to 31st March 2012 of £12,990.00.

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