



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

ECONOMICAL REFURBISHED OFFICE SPACE AVAILABLE

3,379 Sq Ft (314 Sq M)

TO LET



**YORK HOUSE
GREAT WEST ROAD
BRENTFORD
MIDDLESEX
TW8 9AA**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

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

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Misrepresentation Act 1967

Every care has been taken in the 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 building is situated within York Parade, fronting the A4 Great West Road (North side), between Windmill Road (B452) and South Ealing Road (B455).

The nearest underground station to York House is South Ealing station and the closest BR station is Brentford.

DESCRIPTION: The property comprises a self-contained office building on ground, first and second floors, which we believe was constructed in the 1930's. Internally, the building has been recently refurbished and provides a mixture of open plan and cellular offices.

AMENITIES:

- Suspended ceilings
- Laminate wooden flooring
- WC on each floor
- 4 Car parking spaces
- Newly refurbished

RENT: £44,500 per annum exclusive

Incentives may be available.

VIEWING: At short notice through sole agents Vokins – Tel: 020 8400 9000.

SUBJECT TO CONTRACT