



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**ATTRACTIVE AND AFFORDABLE STUDIO STYLE OFFICES
IN MODERN & NEWLY REFURBISHED OFFICE BUILDING**

TO LET

ON FLEXIBLE TERMS



**THE MARKET BUILDING
195 HIGH STREET
BRENTFORD
TW8 8LB**

136 - 6,296 SQ FT (17.75 – 585 SQ M)

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
info@vokins.co.uk www.vokins.co.uk

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 Market Building is located in Market Place, facing High Street, Brentford, Middlesex. Brentford British Rail Station is within walking distance and provides a fast, regular service to Central London. (Journey time is 27 minutes to Vauxhall and 33 minutes to London Waterloo). The property benefits from the immediate location of the high street shopping, banking and restaurant facilities, and overlooks the waterside of Brentford Lock Regeneration Area.

DESCRIPTION: We are marketing the second floor of this detached office building. The entrance hall, staircase and entire second floor have been refurbished to give an exciting "studio-style" environment. A central courtyard area has been created at first floor level, to give an open-air meeting area. The Market Building provides the following amenities:

- Studio-style offices
- Refurbished entrance hall
- Good natural light to offices
- Courtyard meeting area
- Easy access to local facilities
- Modern WC/ Shower provision
- New kitchen facilities
- Central Heating
- Car Parking by arrangement

ACCOMMODATION: Suites are available either singly or combined.

TERMS: Flexible leases available on terms outside the Security of Tenure and Compensation Provisions of the 1954 Landlord and Tenant Act (Part III) as amended.

RENT: **VAT IS APPLICABLE.**

VIEWING: **Viewing strictly by appointment through joint agents:-**

VOKINS: Tel: 020 8400 8899/8898 Ref: Joanne Davis
E-Mail: j.davis@vokins.co.uk

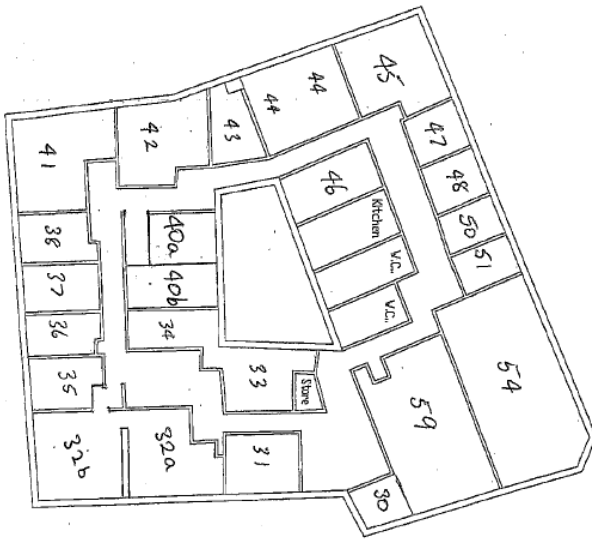
***Note: Substantial rates allowances can be obtained from Rating Department at the London Borough of Hounslow "Small Business Unit" Tel: 020 8583 5708.**

You should be aware that the Code of Practice on Commercial Leases in England & Wales Strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

SCHEDULE OF AVAILABLE SPACE

SUITE No:	SIZE sq ft (Sq m)	RENT (£/p.a.) INCLUSIVE OF SERVICE CHARGE & BUILDING INSURANCE	RATES PAYABLE*
FIRST FLOOR			
30		LET	LET
31	200 sq ft – (18.6 sq m)	LET	LET
32A	405 sq ft – (37.7sq m)	LET	LET
33/34	510 sq ft – (47.4 sq m)	LET	LET
32B	440 sq ft – (41 sq m)	LET	LET
35	175 sq ft – (16,3 sq m)	LET	LET
36	175 sq ft – (16.3 sq m)	LET	
37	175 sq ft – (16.3 sq m)	LET	
38	175 sq ft – (16.3 sq m)	£2,700	
41	460 sq ft – (42,8 sq m)	£6,000	£2,448.60
40A	190 sq ft – (17,7 sq ft)	LET	
40B	215 sq ft – (20 sq m)	LET	
42	390 sq ft – (36.3 sq m)	£5,800	
43	190 sq ft – (17,7 sq m)	LET	LET
44	420 sq ft – (39 sq m)	LET	LET
45	436 sq ft – (40.5 sq m)	LET	LET
46		LET	LET
47		LET	LET
48		LET	
50	144 sq ft – (13,4 sq m)	LET	LET
51	136 sq ft – (12,6 sq m)	LET	LET
54		LET	LET
59		LET	LET
SECOND FLOOR			
61	682 sq ft – (63.4 sq m)	LET	LET
62	406 sq ft – (37.7 sq m)	LET	LET
63/64	900 sq ft – (83.6 sq m)	LET	LET
65	330 sq ft – (30.6 sq m)	LET	LET
66	710 sq ft – (66 sq m)	LET	LET
67	185 sq ft – (17.15 sq m)	LET	LET
68/69	868 sq ft – (80.63 sq m)	LET	LET
70	191 sq ft – (17.74 sq m)	£3,500	£1,215.06
71	405 sq ft – (37.60 sq m)	LET	LET
72	493 sq ft – (45.8 sq m)	£8,135	£2,310
73	301 sq ft – (27.97 sq m)	£5,120	
74	509 sq ft – (47.29 sq m)	LET	LET
75	440 sq ft – (40.90 sq m)	LET	LET
76	541 sq ft – (50.2 sq m)	£8,700	£2,587.20
77	538 sq ft – (49.98 sq m)	LET	LET
78	723 sq ft – (67,2 sq m)	LET	LET
79	195 sq ft – (18.14 sq m)	£3,500	

First floor plan



Second floor plan

