

TO LET



Suite 4 Prospect House

67 Boston Manor Road, Brentford, TW8 9JQ

224 SQ FT

20.8 SQ M

Location

Prospect House is situated prominently on the east side of Boston Manor Road (A3002), close to its junction with the Great West Road (A4) in Brentford.

Boston Manor Road adjoins the section of the Great West Road known as the “Golden Mile” on the account of the number of quality companies located along this stretch of the A4 and its immediate vicinity.

TRAVEL DISTANCES

 A4 Great West Road	0.1 miles
 M4 Brentford (Junction 1)	1.0 miles
 Heathrow Airport	6.5 miles
 Brentford (Mainline)	1.0 miles
 Boston Manor (Piccadilly Line)	0.9 miles
 Gunnersbury (District Line)	1.8 miles





The Property

Prospect House comprises a well-proportioned early eighteenth century building prominently fronting the Boston Manor Road.

The accommodation is well presented, incorporating period style features, tasteful decoration and provides a good corporate identity within an imposing prominent building. There are separate male and female WC's, kitchenette and on-site parking.

AMENITIES

-  Car parking available at extra cost
-  Shared kitchenette
-  West London business location
-  Meeting room available
-  WCs

ACCOMMODATION

FLOOR	SQ FT	SQ M
Second Floor (Office)	224	20.8
TOTAL	224	20.8



Terms

TERMS	A new lease is available for a term to be agreed at an ‘inclusive’ rental, except for payment of telephone / wi-fi etc.
RENT	£695 per calendar month.
EPC	Further details available from the agents.
VAT	VAT is not applicable.
CAR PARKING	If required, a car parking space can be allocated, at an additional £125 per calendar month.
LEGAL COSTS	Each party to bear their own legal costs incurred in the transaction.
VIEWING	Strictly by prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in the presentation of these particulars, however, any intending purchaser or 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. August 2026.

Anti Money Laundering Legislation

In accordance with Anti Money Laundering Legislation, parties will be required to provide proof of identity and address to the agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



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