

**TO LET - ALL INCLUSIVE ATTRACTIVE GRADE II OFFICE LISTED SUITES
AVAILABLE**



Boston House, 69 – 75
Boston Manor Road, London, TW8 9QJ

400 sq. ft.
(37.2 SQ M.)

69 – 75 Boston Manor Road, London, TW8 9JQ

Location

Boston House is situated on the east of Boston Manor Road (A3002), close its junction with the Great West Road (A4). Boston Manor Road adjoins the section of the Great West Road commonly known as the 'Golden Mile', a name that resulted from the quality companies located along this stretch of the A4 and its immediate vicinity. These include BSkyB, GlaxoSmithKline, Sega, JC Decaux and Samsung, among others.

Boston Manor underground station is approximately a 10 minute walk, while Brentford British Rail Station is within 5 minutes' walk.



Boston Manor (Piccadilly Line)	0.6 miles
Brentford (British Mainline)	0.4 miles
Northfields (Piccadilly Line)	0.9 miles
Hanwell (Overground)	3.4 miles



A4 - Brentford	0.1 miles
M4 - Brentford	0.1 miles
North Circular - Chiswick	4.2 miles
M25 - Heathrow	13.4 miles

The Property

The property comprises of a modern office space within a Grade II listed building with a Georgian façade providing a strong corporate identity. It is set over lower ground, ground and two upper floors and is set within landscaped grounds.

Accommodation

OFFICE	W/S	SIZE (SQ FT)	LICENCE FEE	AVAILABLE
204	3	137	£1,050	IMMEDIATELY
207	5	263	£1,750	IMMEDIATELY



Amenities

The property offers the following amenities: -

- Suspended ceilings with recessed lighting
- Air- conditioning
- Gas central heating
- On-site car parking spaces
- Daily cleaning on work days
- Passenger lift
- Security and fire alarm
- Professional reception team
- Mail Handling

Terms

Office suites are available on an all-inclusive basis, on flexible terms. Availability and further details available from the agents.

Rent

£300 - £350 + VAT per work station, per calendar month.

Rental is inclusive of furniture, daily cleaning, business rates, heating, electricity and air conditioning.

Rates

Included in rent.

VAT

VAT is applicable.

EPC

Rating: D (96)

Legal Costs

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING LEGISLATION

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

Viewing

Strictly through prior arrangement with sole agents Vokins.



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.

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