



**VOKINS**  
CHARTERED SURVEYORS  
020 8400 9000  
www.vokins.co.uk

**TO LET – ALL INCLUSIVE OFFICE SUITES AVAILABLE – DIRECTLY OPPOSITE  
BOSTON MANOR TUBE STATION (PICADILLY LINE)**



**Boundary House**  
Boston Manor Road, London, W7 2QE

**150 – 4,550 sq. ft.**  
**(13.9 – 422.7 SQ M.)**

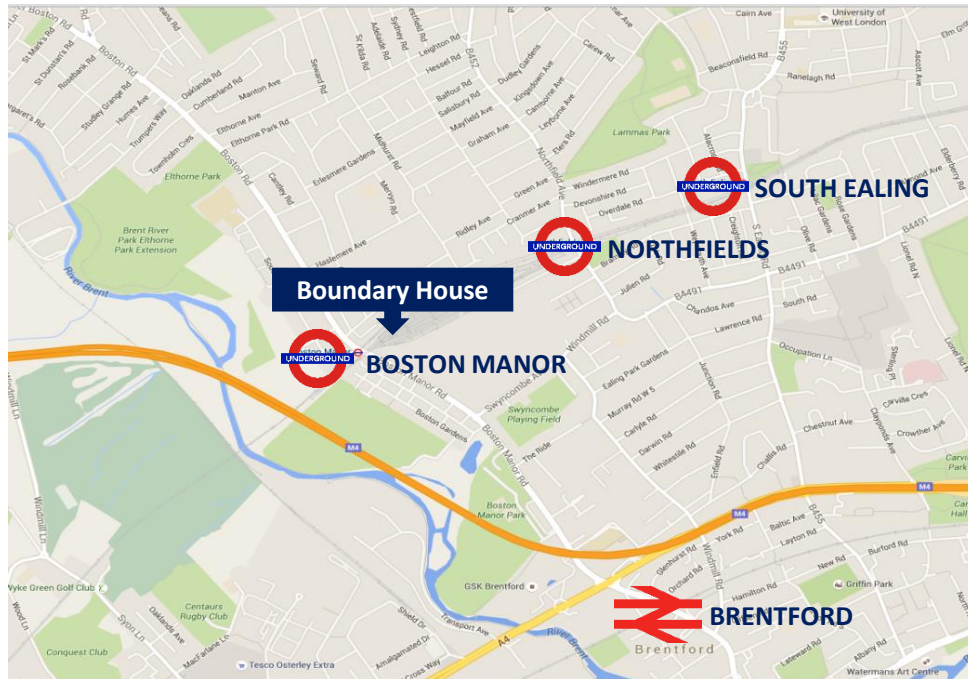


# Boundary House, Boston Manor Road, London W7 2QE

## Location

Boundary House is situated on the east side of Boston Manor Road (A3002), close to 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 tube station is opposite the property, while Brentford British Rail Station is approximately 10-15 minutes' walk.



Boston Manor (Piccadilly Line)	0.01 miles
Brentford (British Mainline)	2.3 miles
Northfields (Piccadilly Line)	0.6 miles
Hanwell (Overground)	3.1 miles



A4 - Brentford	1.1 miles
M4 - Brentford	1.1 miles
North Circular - Chiswick	5.8 miles
M25 - Heathrow	14.8 miles

## The Property

The property is partitioned into several offices to suit well developed businesses, as well as smaller start-ups. All offices are air conditioned, fully furnished and benefit from external windows.

## Accommodation

OFFICE	W/S	SIZE (SQ FT)	LICENCE FEE	AVAILABLE
202	6	290	£2,100	IMMEDIATELY
9	4	213	£1,400	IMMEDIATELY
205	3	150	£1,050	IMMEDIATELY



## Amenities

The property benefits from the following amenities: -

- Suspended ceilings with recessed lighting
- Air- conditioning
- Passenger lift
- On-site car parking spaces
- Daily cleaning on work days
- CCTV
- Intruder 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.

## EPC

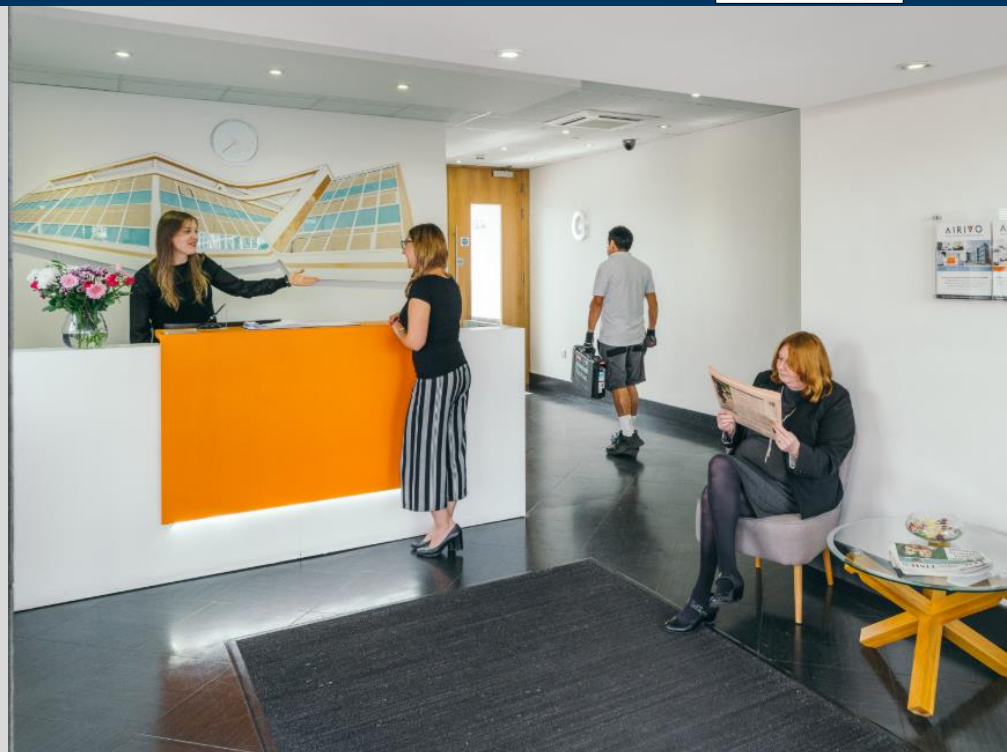
Rating: D (87)

## VAT

VAT is not applicable.

## Legal Costs

Each party to bear their own legal costs.



## Viewing

Through prior arrangement with agent 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.

### 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.

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