



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

TO LET

145 + 906 Sq. Ft.

(13.5 + 84.2 Sq. M.)

**ALTERNATIVELY A SINGLE FLOOR TOTALLING
CIRCA 4,140 Sq. Ft. (384.6 Sq.m) COULD BE
AVAILABLE ON EITHER A TRADITIONAL LEASE OR
SEMI SERVICED BASIS**

SERVICED OFFICE SPACE

- EXCELLENT TRANSPORT LINKS**
- FLEXIBLE TERMS**
- STAFFED RECEPTION**
- INCLUSIVE RATES**
- CONFERENCE ROOMS ON SITE**
- ON-SITE CAR PARKING**



**BOUNDARY HOUSE
BOSTON MANOR ROAD
LONDON
W7 2QE**

TELEPHONE: 0208 400 9000

www.vokins.co.uk

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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.

LOCATION: The property is situated on the east side of Boston Manor Road (A3002), close to the Great West Road (A4) in Brentford.
Boston Manor Road adjoins the section of the Great West Road commonly known as the "Golden Mile" a name which is a result of the quality companies located along this stretch of the A4 and its immediate vicinity. These include BSKYB, GlaxoSmithKline, Vanco, Sega, PageOne and JC Decaux amongst others.
Boston Manor London Underground station (Piccadilly Line) is opposite the property. Brentford British Rail Station is approximately 15 minutes walk.

DESCRIPTION: The property is partitioned into offices to suit well developed businesses as well as small start up businesses. All offices are air conditioned and fully furnished. On-site car parking is available. The exterior of the property is due to undergo intensive refurbishment in 2012.

AMENITIES:

- Suspended ceilings with recessed category II lighting
- Air-conditioning
- Passenger lift
- Category V cabling throughout
- On site car parking spaces
- Furnished offices
- 1 telephone line and handset per workstation
- 1 PBX / fax line per office
- Daily cleaning (working days)

ACCOMODATION:	Sq. ft.	Sq. m.
First floor	761	70.7
Second floor	145	13.5

TERMS: Offices are available either on a traditional FRI basis @ £16.75 per Sq. ft. exclusive, or upon all-inclusive flexible terms if preferred.

VAT: VAT. may be applicable.

LEGAL COSTS: Each Party to bear their own legal costs.

VIEWING: By appointment with sole agents VOKINS:

JOANNE DAVIS
020 8400 8899
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SUBJECT TO CONTRACT

Energy Performance Certificate

Non-Domestic Building



Boundary House Business Centre Ltd
Boundary House, Boston Road
LONDON
W7 2QE

Certificate Reference Number:
0461-3079-0785-0590-5901

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 87

This is how energy efficient
the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 4050
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one
could have ratings as follows:

35 If newly built

66 If typical of the
existing stock

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