



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

TO LET

2,200 – 8,961 Sq.ft.
(204.39 – 832.44 Sq. m.) APPROX GIA

UNIQUE OFFICES IN AN ICONIC ART DECO BUILDING

ON THE INSTRUCTIONS OF BARRATT PLC
- TO BE COMPREHENSIVELY REFURBISHED
- MAINTAINING ORIGINALITY AND UNIQUE DESIGN



Photograph of Wallis House of which subject space forms part



The above 2 images are computer generated images illustrating how this space could look once proposed refurbishment works are implemented

WALLIS HOUSE
GREAT WEST ROAD
BRENTFORD
MIDDLESEX TW8 9BS

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 located prominently on the Great West Road, within the section known as the “Golden Mile” within the impressive new GWQ development. The A4 and M4 provide excellent links to Central London and the M25, and the nearby Chiswick roundabout connects to Gunnersbury Avenue (A406) and the North Circular Road. Local mainline railway stations include Kew Bridge and Brentford (British Rail) and Gunnersbury (District Line). Heathrow Airport is approximately 8 miles distant. The excellent shopping and leisure facilities of Kew, Richmond and Chiswick are located close by.

DESCRIPTION: GWQ comprises an exciting urban redevelopment over approximately 12.5 acres to include offices, hotel, residential and proposed retail and restaurant facilities. The development is set within a newly landscaped environment fronting the A4 Great West Road in Brentford. The subject offices comprise a self-contained part of the iconic Wallis House, art deco building which will be refurbished to provide a good specification, whilst maintaining originality and a unique identity.

AMENITIES: Once the refurbishment works are undertaken, the following amenities are proposed (subject to any necessary consents)

- New reception in keeping with art deco vintage of the property.
- Air conditioning
- New flooring
- New WC’s
- On site car parking
- Good floor to ceiling height
- Proposed contemporary finishes
- Unique image and corporate identity

ACCOMODATION: On a gross internal basis, the approximate floor areas will be as follows:-

	Sq. ft.	Sq. m.
Ground Floor	5,143	478.69
Lower Ground Floor	3,808	252.75
Total:	8,951	831.44

QUOTING TERMS: Details upon application from the agents.

VAT: VAT. is applicable.

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

VIEWING: By appointment with sole agents VOKINS:

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SUBJECT TO CONTRACT