

TO LET LAST SUITE REMAINING

CHARACTER OFFICE TO LEASE IN FINE GEORGIAN BUILDING



230 Sq. Ft. (21.4 Sq. M.)
2 – 3 person office



Prospect House, 67 Boston Manor Road, Brentford, Greater London TW8 9JQ

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 car parking.

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 account of the number of quality companies located along this stretch of the A4 and its immediate vicinity: -



Brentford (British Mainline)	0.3 miles
Boston Manor (Piccadilly Line)	0.5 miles
Northfields (Piccadilly Line)	0.9 miles
Gunnersbury (District Line)	1.8 miles



A4 Great West Road	0.1 miles
M4 - Brentford	1.0 miles
North Circular - Chiswick	1.6 miles
Heathrow Airport	6.5 miles

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HISTORICAL CONTEXT

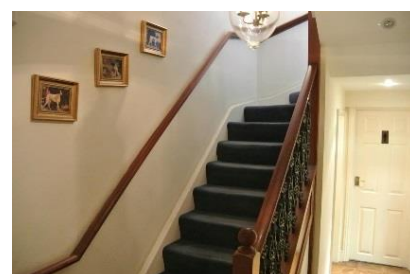
The remarkable steel structure of the nearby elevated section of the M4, high-rise towers of the 21st Century constructed West London University and striking GSQ HQ offices, The Mille and Great West House provide a modern 'urban central business district' type of environment. In amongst this, sits Prospect House, a Grade II listed property, which has survived the passage of time. Its surrounding location has changed beyond recognition over the years. Prospect House provides a reminder of a long-gone era; a time of manorial wealth, open fields, countryside and orchards lying to the north of Brentford town centre and south of Ealing and Hanwell. Originally built in the classical style of the Georgian period, to provide a successful gentleman's residence, a comfortable yet short distance from the town centre, close to the 'Clitherow' estate and it's 16th century manor house, (Boston Manor), which also still survives today along with Boston House.



ACCOMMODATION

The property has been measured in accordance with International Practice Measuring Standards 3 and comprises the following approximate areas: -

Floor	Area sq. ft.	Area sq. m.
Lower Ground	LET	LET
Ground Floor	LET	LET
First Floor	230 - TO LET	21.4 – TO LET
Second Floor	LET	LET
TOTAL	230	21.4



THE SPACE

Internally, the building has a central staircase, with a single room on either side at each level.

AMENITIES

These offices offer the following amenities:

- Premier West London business location
- Period style space
- Use of well-appointed boardroom
- Separate male and female toilets
- Kitchenette
- Tastefully finished to incorporate period features
- Co-operative food-store plus recently refurbished cafeteria within adjoining West London University campus



John Vokins
j.vokins@vokins.co.uk
0208 400 9000

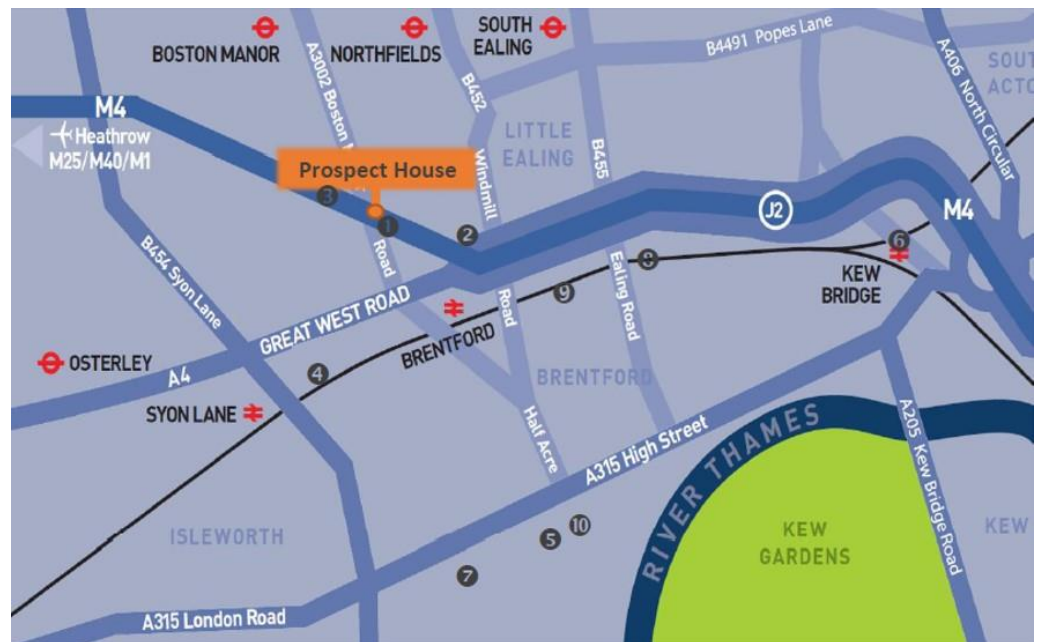
Patricia Hasmasan
p.hasmasan@vokins.co.uk
0208 400 8898

SUBJECT TO CONTRACT

- In accordance with the Estate Agents Act 1979, Messrs Vokins declare they have an interest in this building.

LOCAL AMENITIES

- ① The Co-op supermarket
- ② The Globe Public House
- ③ Boston Manor Park
- ④ River Brent towpath
- ⑤ Brentford High Street
- ⑥ Forthcoming Brentford FC stadium redevelopment
- ⑦ London Syon Park
- ⑧ Novotel
- ⑨ Premier Inn
- ⑩ Holiday Inn



LEASE

A flexible leasing arrangement is available.

RENT

£650 per month.

BUSINESS RATES

It is possible for individual companies to apply for exemption from payment on individual suites in the building – details available from the agents.

VAT

VAT is not applicable.

VIEWING

Through prior arrangement with sole agent Vokins.



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