



Kingsley Road, Hounslow, TW3 1QB
£13,000 Per Annum

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Situated a few doors down from Hounslow east underground station comes this vacant first floor office space which is available immediately.

The premises comprises of three office rooms, a WC, a kitchen and loft space for storage.

The property is highly suited for any businesses such as but not limited to accountants, solicitors and other professionals.

Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Spring Grove Primary School and Lampton Academy both scoring OUTSTANDING by OFSTED.

Key Features

- First Floor Office Space
- Available Immediately
 - Circa 531 Sq.Ft
 - Three Offices
 - Kitchen
 - WC
 - Landing
 - Loft Space for Storage
- Next to Hounslow East Station
- Lease Term to be Negotiated



Lease

New terms to be negotiated

Legal Fees

Each party is responsible for their legal cost

Rates

TBC

531 sq.ft. (49.4 sq.m.) approx.



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TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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