



249 - 253 HIGH STREET, HOUNSLOW, MIDDLESEX, TW3 1EA

SUMMARY

Air Conditioning
 Carpeting
 Male & Female WCs
 Kitchen
 Good natural light
 Ground floor signage opportunities
 Total 1,836 sq ft (170.6 sq m)
 Various amenities nearby

DESCRIPTION

The offices comprise of self-contained upper parts, being on first floor level. First floor is furnished office space and the second floor will require refurbishment.

The entrance is at ground floor level, prominently situated directly in front of pedestrian entrance to Hounslow's indoor shopping centre, The Treaty Centre directly off

High Street. The office is primarily open plan.

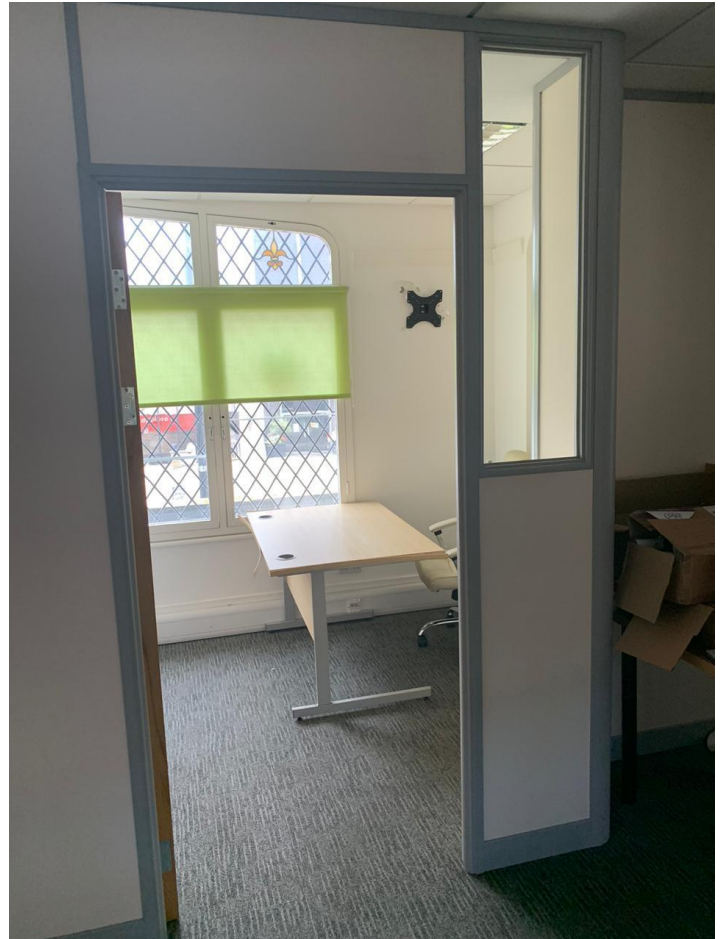
ACCOMODATION

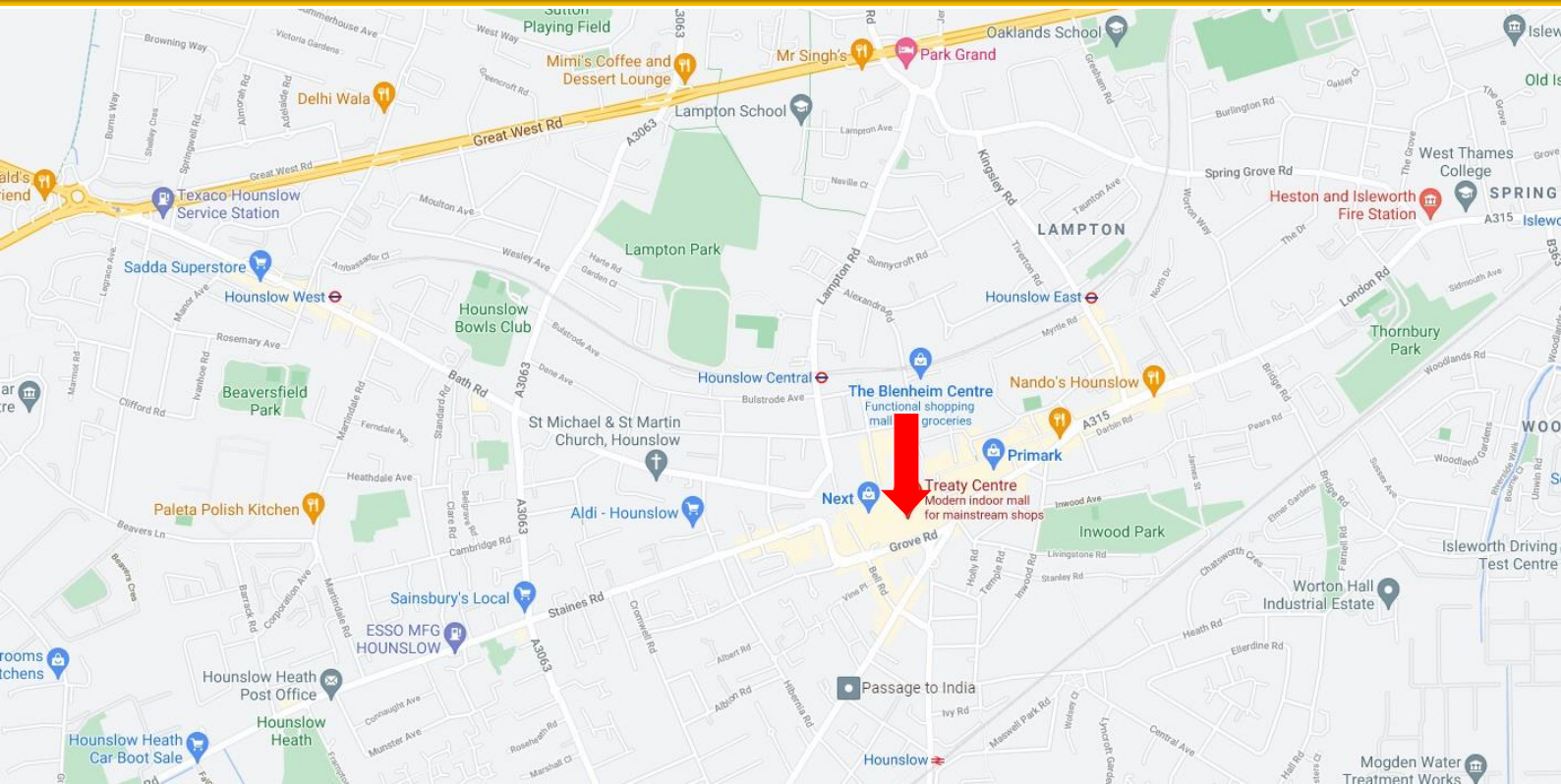
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
First floor	Office Space	205.93	2215.80
Second floor	Office Space	211.64	2277.24
Total		417.57	4493.04

LOCATION

The property is Situated directly off Hounslow High Street in the heart of the town centre. The property is within walking distance of Hounslow Central Station (Piccadilly line) and Hounslow Station (British Rail).

The offices are conveniently located amongst Hounslow's many shops, bars, cafes and amenities. A large pay and display car park is also a short walk from the premises.





LEASE

A new FRI lease for a term to be agreed.

RENT

£20 per Sqft

LEGAL COSTS

Each party will be responsible for own legal costs.

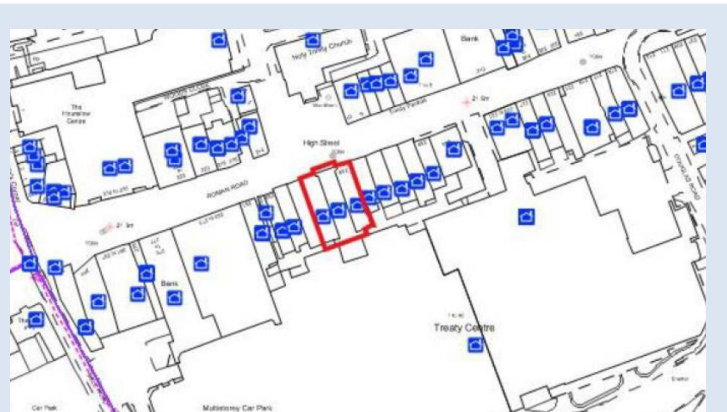
BUSINESS RATES

Rateable value: £18,750.00

Rates payable: £9,093.75

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 4000

Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Harry Sohal - 0208 569 8500

E-mail: harry@monarchcommercial.co.uk

Ankur Lakhnupal - 0208 569 8500

E-mail: ankur@monarchcommercial.co.uk