



Holdsworth House, 63-73 Staines Road, Hounslow, TW3 3HW
To Let: B1/D1 Office Suites with Car Parking
2,900 to 8,000 SQ FT (269.52 to 734.22 SQ m)



Close to Hounslow Central Station (Piccadilly Line)
Town Centre Offices
B1/D1 Use
Flexible Terms
Competitive Rent - **£19.50** per sq ft inc service charge



Important: Banco Surveyors Limited for themselves and for the vendor/lessor of this property whose agents they are give notice that (i) these particulars do not constitute any part of an offer or contract (ii) all statements contained in these particulars are made without responsibility on the part of Banco Surveyors Limited or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; (iii) any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) the vendor/lessor does not make or give and neither Banco Surveyors Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property (v) all rentals and prices are exclusive of VAT.



Location

Holdsworth House is prominently positioned on Staines Road, Hounslow within close proximity to the High Street and within a short walking distance of Hounslow Central Underground (Piccadilly) and Hounslow South West Railway Station. The M4 is approximately 4 miles to the north and the M3 approximately 3 miles to the south. Heathrow Airport is approximately 4 miles away.



Description

The property comprises a mid terrace office building with office accommodation on ground, first, second, third, fourth and fifth floors. The building benefits from its private large rear car park.



RICS

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Accommodation

Amenities

- 10-person passenger lift
- Category II lighting
- Suspended ceilings
- B1/D1 use
- Car parking

Availability

3rd Floor West facing 2,900 sq ft 5 car spaces

4th Floor 4,000, sq ft 5 car spaces

5th Floor 4,000, sq ft 3 car spaces

Total 10,900 sq ft 15 car spaces

All measurements are approximate and measured on a gross internal area basis

Rating Assessment

Interested parties are advised to contact the London Borough of Hounslow to obtain this figure.

Energy Performance Certificate

The accommodation has an Energy Performance Asset rating of 85 (within band D).

Proposal

The offices are available on a new lease on an internal repairing and insuring basis for flexible terms. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended). The rent is £19.50 per sq ft inc. service charge. VAT is not applicable to the rent.

Legal Costs

Each party to be responsible for their legal costs.

Viewing

Contact: Mr Harj Banger Banco Surveyors Ltd acting as sole agents
Phone: 0203 981 6600
Email: hb@bancosurveyors.com



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