# QUEST HOUSE

125-135 STAINES ROAD HOUNSLOW TW3 3JB

## Refurbished Town Centre Offices - 2,195 sq. ft.

**Location:** Quest House is prominently located on Staines Road (A315) in Hounslow within walking distance of the Town Centre. It is also conveniently located for Hounslow Central (Piccadilly Line) and main line services at Hounslow Station.

**Description:** Quest House is a self-contained office building arranged over 5 floors with secure basement and surface level parking. The building benefits from a manned reception which has recently been refurbished.

The available accommodation comprises a suite of 2,195 sq. ft. on the 4th Floor with the benefit of 7 on-site parking spaces. Currently paid out to provide a mixture of executive offices and open plan areas the space can be adapted to suit an incoming occupier's needs.

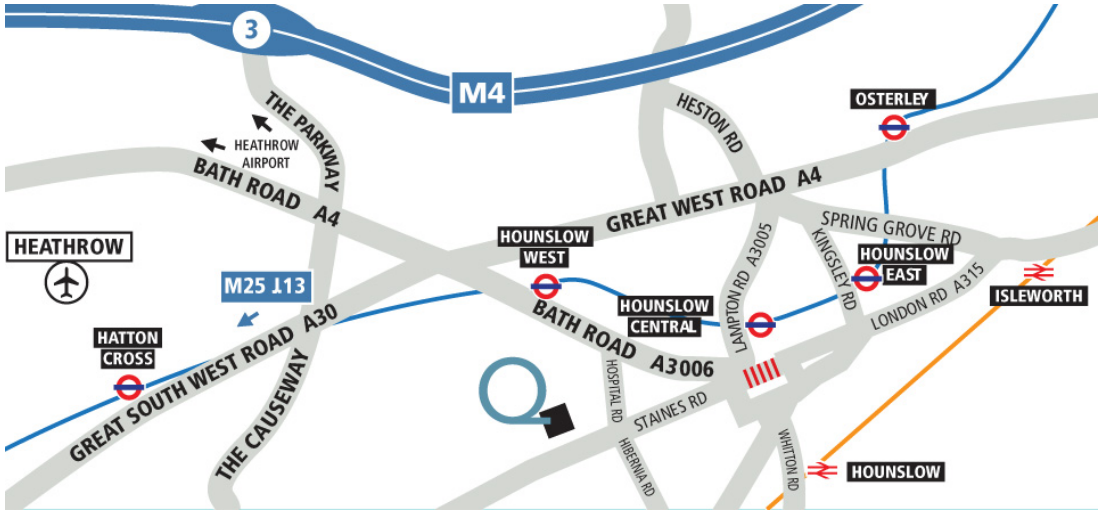
**Amenities:**

- 4 Pipe Fan Coil Air Conditioning
- Suspended Ceilings with Recessed Light Fittings
- 7 Secure On-Site Parking Spaces
- Kitchenette, shower & WC's
- Manned Reception
- Double Glazed Windows
- Excellent Natural Light

**Terms:** A new FRI lease is available for a term to be agreed direct from the freeholders at a rent of £40,610 (£18.50 psf).

**Rates:** We understand rates payable for 2016/2017 are £19,258.75 (£8.77psf), but interested parties should verify this information with Hounslow Borough Council.

**Service Charge:** c £21,862.20 (£9.96 psf)




**VAT:** VAT is payable on the rent and service charge

**EPC:** D92. A copy of the Energy Performance Certificate is available upon request.

**Legal Costs:** Each party are to be responsible for their own legal costs

**For further information or to view, please contact joint agents**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NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.
October 2016 Lambourn Commercial Ltd


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