

QUEST HOUSE

125-135 STAINES ROAD HOUNSLOW TW3 3JB



**Town Centre Ground Floor Offices 1,354
with 5 parking spaces**

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 remaining available accommodation comprises a Ground Floor suite of 1,354 sq. ft. with the benefit of 5 on-site parking spaces. The space is being refurbished to provide open plan offices ready for an incoming Tenants's fit-out.

Amenities:

- 4 Pipe Fan Coil Air Conditioning
- Suspended Ceilings with Recessed Light Fittings
- 5 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 £30,000 pa.

Rates: A new rating assessment will be required following the proposed split of the floor. For guidance purposes only we estimate rates payable for 2017/18 would be in the region of £9,600, but interested parties should verify this information with Hounslow Borough Council.

Service Charge: c £15,180 for 2017/18



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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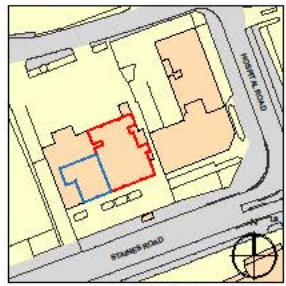
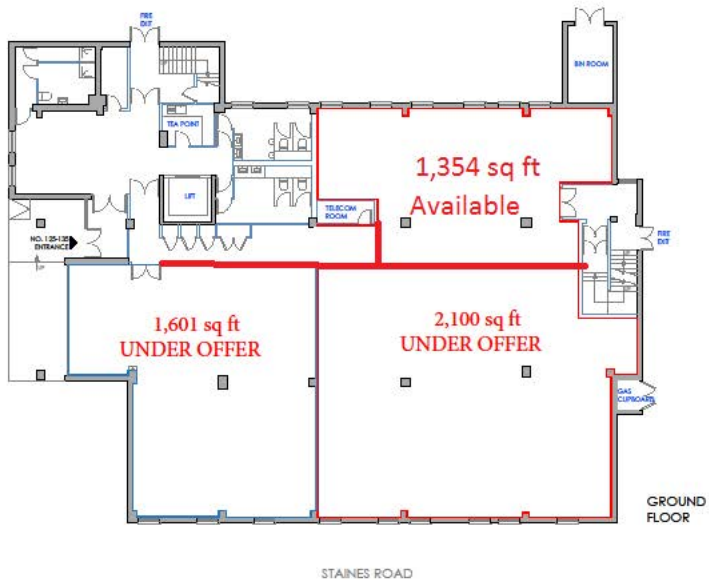
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NOTE The details contained in these particulars are believed to be correct but cannot be guaranteed. Floor areas are for guidance purposes only and where rental figures and prices are stated these are subject to contract and exclusive of VAT. All liability in negligence or otherwise from any loss arising from the use of these particulars is hereby excluded.

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