



# ECONOMIC OFFICE TO LET

1760 sq ft (163.5 sq m)



**30-32, STAINES ROAD,  
HOUNSLOW. TW3 3LZ**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

T: 020 8783 9400 F: 020 8783 9495 E: [nl@bakercommercial.co.uk](mailto:nl@bakercommercial.co.uk) W: [Bakercommercial.co.uk](http://Bakercommercial.co.uk)

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## **LOCATION**

The property is situated on the South side of the Staines Road within 3 minutes walk from the town main shopping centre and Hounslow Central underground station. The A4 is a 2 minute drive which leads to central London or Heathrow airport. The A316 at Twickenham leads to central London or to the M25 and the South and is 3.5miles from the property.

## **DESCRIPTION**

The property is a two storey building with front and rear access. The common parts leading up to the second floor open planned office area are in good decorative order. On site parking for 4 cars is available.

## **ACCOMMODATION**

Second floor; open planned office suite with 1760 sq ft. Kitchen area. Female Wc within second floor area; Male Wc on the second floor landing. Carpeted throughout; Gas central heating. Suspended ceiling with fluorescent lighting.

## **TENURE**

Terms to be agreed.

## **TERMS**

£ 22,000 per annum, exclusive of rates

## **LEGAL COSTS**

Each party to be responsible for their own legal and professional costs in this transaction.

## **RATES**

£6,785 payable for 2008/9

## **VIEWING**

Strictly by appointment through sole agent, **BAKER COMMERCIAL**