

Carston House

OFFICES TO LET

HARLEQUIN AVENUE, BRENTFORD
Off Great West Road (A4)

9,350 sq ft (869 sq m)
With on-site car parking



CaxtonHouse



Location

Caxton House is located on the west side of Harlequin Avenue, immediately behind Gillette corner off the Great West Road (A4). Road communications are excellent with easy access to the M4, M25, M3 and Central London.

The nearest underground stations are Osterley (Piccadilly line) and Boston Manor (Piccadilly line) giving direct access to Heathrow Airport and Central London. Syon Lane railway station is approximately two minutes walk from the property, which gives access to London Waterloo.



Description

A self contained brick built office building on two floors with a new entrance area. The ground floor is divided into a mixture of open plan and executive offices and the first floor is open plan.

Amenities

- 7 car spaces and ample on street parking
- Suspended ceilings with integral lighting to Cat I/II/III CIBSE standard
- Carpeting throughout
- Gas fired central heating
- Ceiling mounted Versatemp units (recently renewed)
- Demountable semi glazed stud partitioning
- New double glazing throughout
- New Kaliko roof
- Kitchen points
- In good decorative order

Important notice: These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute any part of an offer or contract and all plans, floor areas and diagrams should be treated strictly for guidance only and are not to scale. Net internal measurements in accordance with AICS Code of Measuring Practice 4th edition, November 2004.

Floor area

Ground Floor	4,393 sq ft	408 sq m
First Floor	4,957 sq ft	461 sq m
Total	9,350 sq ft	869 sq m

On a net internal basis in accordance with the AICS Code of Measuring Practice (current edition).

Caxton House is immediately next door to Campbell House and both buildings are available on similar terms providing a combined lettable space of **9,350 – 20,315 sq ft (869 – 1887 sq m)**.

Terms

Available on a new lease on terms to be agreed.



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