

# AIRIVO

Your space your way

## BOSTON MANOR

BOSTON MANOR ROAD, W7 2QE

**Office space in Boston Manor from  
150 ft<sup>2</sup> up to 1,321 ft<sup>2</sup>**

**AIRIVO**  
Your space your way

## BOSTON MANOR



### Exceptional Service Levels

We are committed to providing outstanding customer service, always ready to meet client needs and exceed expectations.

01



### Location and Accessibility

Strategically located right opposite Boston Manor station, providing effortless commute for all our clients.

02



### Home to 52 Companies

We are proud to be the home of 52 thriving businesses, creating a vibrant, collaborative environment.

03



### Clients Average Stay 5 Years

Our clients choose to stay with us for an average of 5 years, reflecting our ability to create continuing partnerships.

04



### 5-Star Google Reviews

Our clients consistently rate us 5 stars on Google, a testament to the quality and satisfaction of our services.

05

## WELCOME TO AIRIVO BOSTON MANOR



[CLICK HERE FOR A 360 VIDEO TOUR](#)

The modern fully-furnished offices benefit from natural light and come inclusive of cleaning, maintenance and high-speed internet connectivity.

There is also access to a range of on-site amenities, and benefit from on-site support delivered by our experienced team.

## WHATS INCLUDED?

A FULLY SERVICED OFFICE SOLUTION:

- **Business rates**
- **Utilities & service charges**
- **Resilient Fibre Internet connectivity**
- **Daily cleaning**
- **Desks and chairs**



[CLICK HERE FOR A 360 VIDEO TOUR](#)

- **Discounted meeting room rates**
- **CCTV, alarms & security**
- **Access to No. 6 Coffee and discounts**
- **On - site parking**
- **Building management**
- **Complimentary tea & coffee**

CURRENT AVAILABILITY

AIRIVO BOSTON MANOR



| Suite No               | SQ FT | Workstation<br>s | Monthly<br>Rate | Available          | Space Details                | Floor Plans                                 | 360 Tour           |
|------------------------|-------|------------------|-----------------|--------------------|------------------------------|---------------------------------------------|--------------------|
| 12                     | 150   | 2 to 3           | £900            | 1 Month<br>Notice  | With natural light<br>and AC | <a href="#">12</a>                          | <a href="#">12</a> |
| 207                    | 150   | 2 to 3           | £900            | NOW                | With natural light<br>and AC | <a href="#">207</a>                         |                    |
| 305                    | 300   | 6 to 7           | £1,800          | NOW                | With natural light<br>and AC | <a href="#">305</a>                         |                    |
| 310                    | 110   | 1 to 2           | £750            | 1 Month<br>Notice  | With natural light<br>and AC | <a href="#">310</a>                         |                    |
| 9                      | 213   | 4 to 5           | £1,200          | 1 Month<br>Notice  | With natural light<br>and AC | <a href="#">9</a>                           |                    |
| 305 & 311              | 745   | 15 to 16         | £4,300          | 2 Months<br>Notice | With natural light<br>and AC | <a href="#">305 &amp; 311</a>               |                    |
| 304, 305 & 311         | 900   | 18 to 20         | £5,250          | 2 Months<br>Notice | With natural light<br>and AC | <a href="#">304, 305 &amp;<br/>311</a>      |                    |
| 303, 304, 305 &<br>311 | 1,321 | 26 to 28         | £7,700          | 2 Months<br>Notice | With natural light<br>and AC | <a href="#">303, 304,<br/>305 &amp; 311</a> |                    |
| 111                    | 150   | 2 to 3           | £900            | August - 26        | With natural light<br>and AC | <a href="#">111</a>                         |                    |
| 111-112                | 450   | 10 to 11         | £2,600          | NOW                | With natural light<br>and AC | <a href="#">111-112</a>                     |                    |
| 214                    | 230   | 5 to 6           | £1,400          | Sept-26            | With natural light<br>and AC |                                             |                    |
| 13                     | 160   | 3 to 4           | £900            | Oct-26             | With natural light<br>and AC |                                             |                    |
| 203                    | 230   | 5 to 6           | £1,400          | Sept-26            | With natural light<br>and AC |                                             |                    |

**B** [Brendan O'Flaherty](#)  
[5 reviews](#)

★★★★★

The professionalism and the personal attention you receive as a business that comes from Olga and her team at Boundary House is genuinely second to none. Location and facilities on offer to businesses are also very good. I spent 2 years at Boundary House as a tenant...Highly recommend.

**P** [Prashant Patel](#)  
[13 reviews](#) : [1 photo](#)

★★★★★

Simply the best offices we ever had, wonderful friendly staff and everyone always has the time to chat to you and help in any way they can, they are more like family than landlords. I would recommend them to anyone looking for office spaces and positive vibes in the mornings. Their Coffee shop No6 next door is amazing and also worth a visit.

## FLOOR PLAN EXAMPLE LAYOUT

For illustrative purposes only

900 FT<sup>2</sup>

# AIRIVO

Your space your way



18  
Fixed Desks



1  
Breakout Area



1  
Executive Office



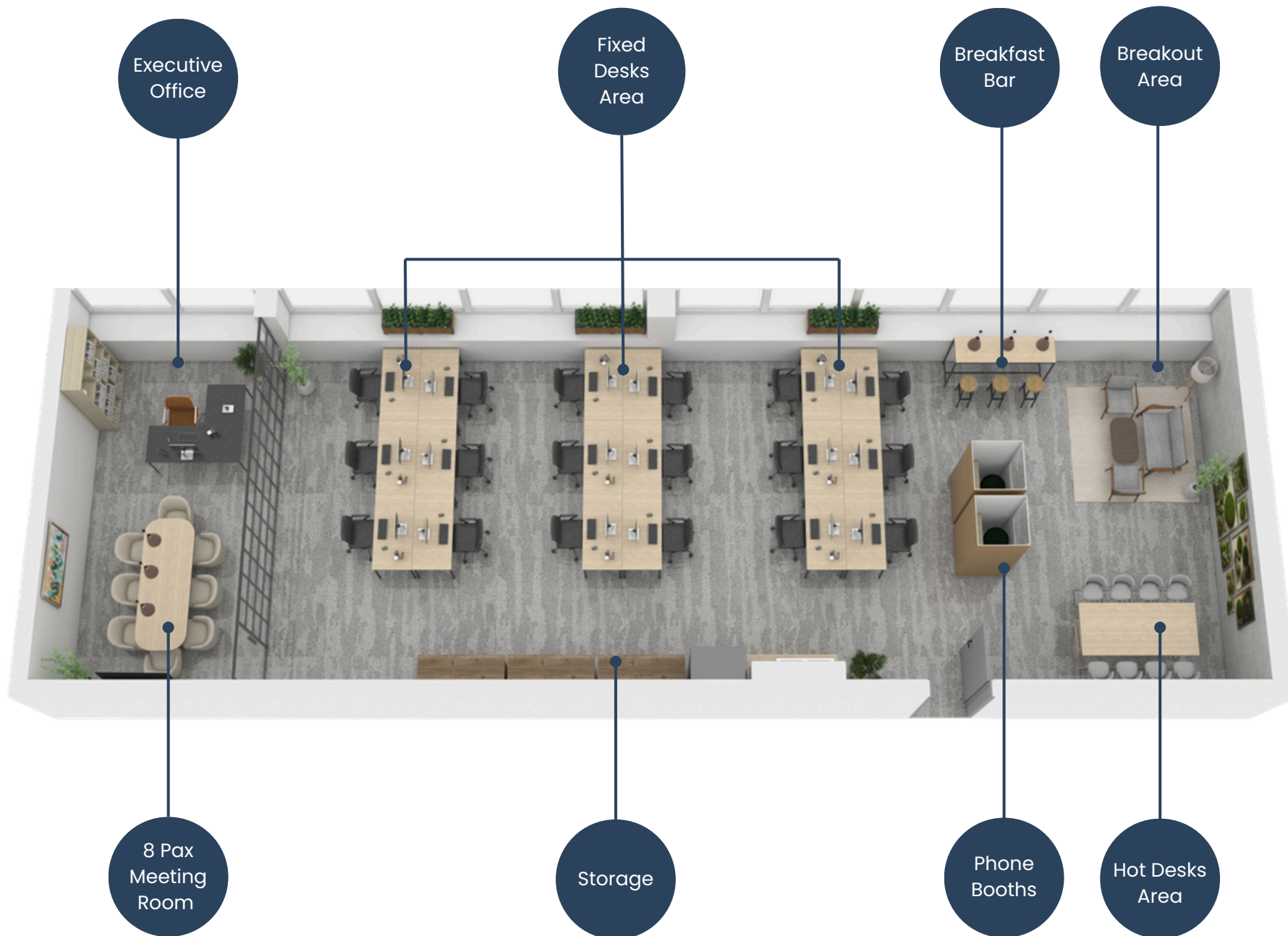
1  
Meeting Rooms



2  
Phone Booth



8  
Hot Desks



Airivo Boston Manor  
Boston Manor Road  
London, W7 2QE

## A CONNECTED LOCATION

Situated directly opposite Boston Manor tube station, and providing excellent access to both Central London and Heathrow Airport, Airivo Boston Manor has much to offer businesses in West London.

With a distinct culture and atmosphere, a variety of cafes and restaurants, proximity to Hanwell and Brentford, and a thriving business community, Airivo Boston Manor offers a unique and attractive business environment.



**On Site Parking**  
The building boasts a generous allocation of car park bays



**Boston Manor House**



**Nepal Authentic Dining**

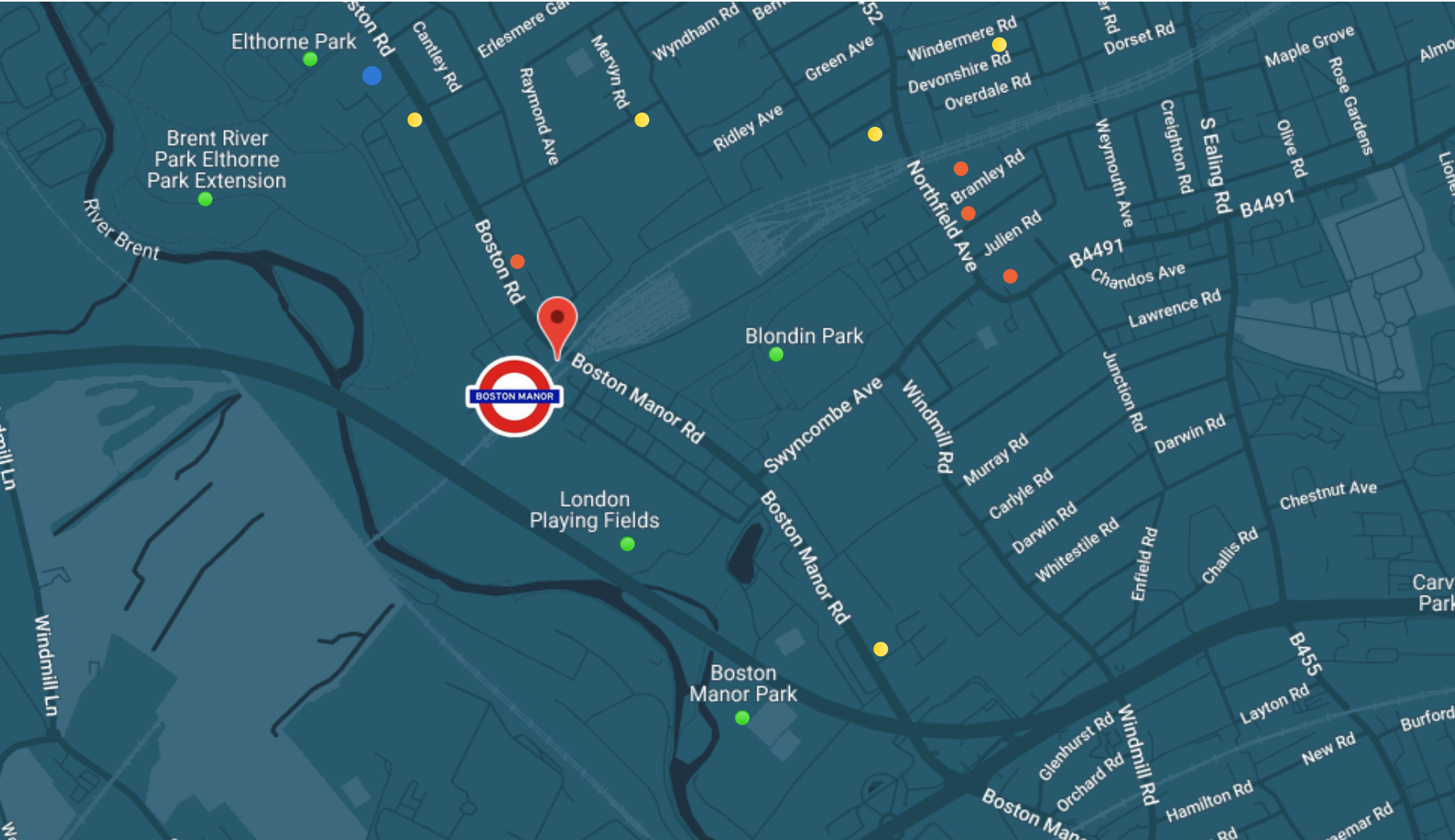


**The Royal Harvester**



**NO. 6 Coffee Shop**

LOCAL AMENITIES



Restaurants

- The Royal Harvester
- No 6 Coffee Shop
- Nepal Authentic Dinner
- Lord Nelson

Health & Fitness

- Elthorne Sports Centre

Hotels

- Best Western Northfields
- Boston Manor Hotel
- The Grand Bleu
- Premier Inn Brentford

Green Spaces

- Boston Manor Park
- Elthorne Park
- Brent River Park
- Blondin Park
- London Playing Fields