ASHTON FOX
COMMERCIAL

# Jolyon House

# Amberley Way, Hounslow TW4 6BH








## Serviced Offices To Let

www.ashtonfox.co.uk

**COMMERCIAL PROPERTY CONSULTANTS**
A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

**DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS**
**Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk**

**Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:**
(i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
(ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

## Location

Jolyon House lies in the commercial heart of Hounslow, West London, just off Green Lane. Approximately 4 miles from Heathrow Airport and approximately 2 miles from Hatton Cross Underground and Hounslow West Tube Stations (Piccadilly Line) and Feltham Station (Great Southwest Railway). There are frequent bus routes on Green Lane. It can also be approached conveniently from The Great Southwest Road, the A30.

## Description

Jolyon House is a detached serviced building with offices on 3 floors. It is well maintained. The offices are carpeted, have false ceilings and inset lighting, and large windows provide plenty of natural light and fresh air.

## Current Availability

| Available Space | Approx Size (sq ft) | Desk Recommendation | Rent ex VAT pcm |
|---|---|---|---|
| 2F Suite 205 | 185 | 3 | £425 |
| | | | |
| 2F Suite 203 | 200 | 3-4 | £450 |
| GF Suite 1C | 225 | 4 | £475 |

**VAT is applicable on all Rents and services.**

## The Rent includes:

- The Service & Maintenance Charges
- Cleaning of communal areas.
- Onsite parking, if available.



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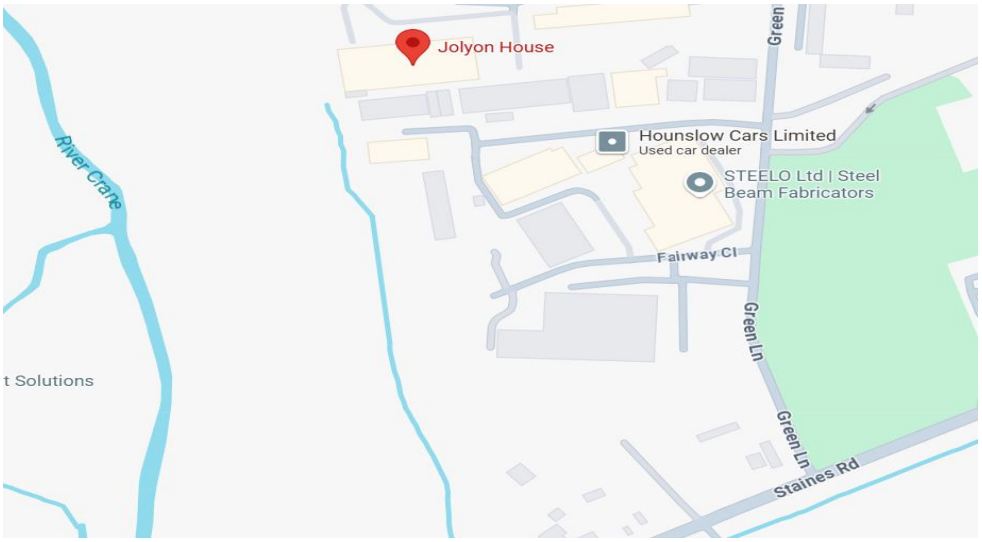
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**Additional Costs:**

- Telecoms
- Broadband
- Business rates, although these offices should qualify for 100% rates relief, but interested parties are advised to make their own enquiries.

**Viewing**

**Viewing is by appointment through agents Ashton Fox Commercial. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk to arrange a viewing.**




*Note: These details are for guidance only and should not be relied upon before inspection and full information supplied. They do not constitute part of an offer or contract. All figures quoted are exclusive of VAT where applicable.*



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