ASHTON FOX
COMMERCIAL

68c Kingsley Road, Hounslow TW3 1QA







Self-Contained Office with 1 secure car parking included
254 sq ft (23.6 sqm) Rent £900 pcm No VAT

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
The office has a prime position just off the high street Kingsley Road, within 1 min walk to Hounslow East underground station (Piccadilly Line – Heathrow branch). There are a multitude of shops, café's, restaurants on the bustling main road, as well as many local bus routes.

Description
The property is a red brick detached building with a pitched roof, its own entrance, a security gate, electric shutter and security cameras. The self-contained office is open plan, with a wood laminate flooring, double glazing, gas central heating and a toilet / shower room. It has a large glass window to the front and 2 side windows. It has been furbished to a very good standard with inset and fluorescent lighting. The office is unfurnished, and it can accommodate 4 -5 desks.
It has Class E use, making it suitable for office, financial, solicitors, accountants, beauty, hair or nail bar, physiotherapy, etc.

Parking
1 car gated parking space next to the office, is included in the rent.

Rent, Rates & other Charges
RENT - £900 pcm (£10,800 pa) It is NOT vat applicable.
Rent is inclusive of building insurance, service charge, and 1 gated car parking space.
Extras are – Electric and water (metered), Telephone and Internet are to be brought in by the tenant.
RATES - for the property are NIL, but the incoming tenant is advised to contact the local council to confirm.

Terms
The property is available on a 12-month renewable contract with no break.

Availability & Viewing
Available from 01 Jan 2027 , viewing is by appointment only through sole agents **ASHTON FOX COMMERCIAL.** Please call us on **0208 238 5588** or email us on sales@ashtonfox.co.uk

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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