

# TOWN CENTRE OFFICES TO LET

527 sq. m (5,672 sq. ft) approx.

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS

**2ND FLOOR, THE TREATY CENTRE, HIGH STREET,  
HOUNSLOW, MIDDLESEX TW3 1ES**



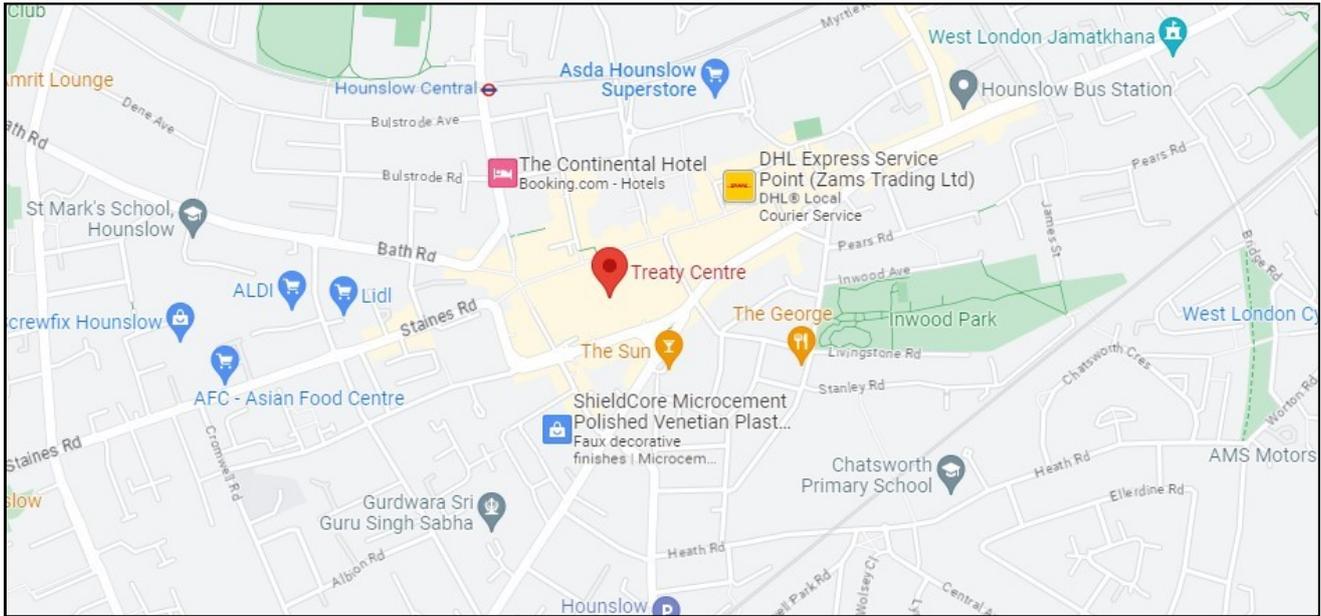
**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**020 8977 2204**

- **TOWN CENTRE LOCATION**
- **NEW LEASE DIRECT FROM LANDLORD**
- **MIX OF OPEN PLAN & CELLULAR OFFICES**
- **COMPETATIVE RENT £18.50 PSF**
- **PARKING AVAILABLE BY NEGOTIATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## 2nd FLOOR, THE TREATY CENTRE, HIGH STREET, HOUNSLOW, MIDDLESEX TW3 1ES



### LOCATION

These 2nd floor offices are prominently situated in the centre of Hounslow, within The Treaty Centre retail development. Central Hounslow offers a range of shops, bars, restaurants and cafes which are all within easy reach of the property. This premises are situated within walking distance of Hounslow Train Station, Hounslow Central Underground Station (10 mins approx) and linked to Central London by the Heathrow branch of the Piccadilly Line.

Parking is available by separate negotiation at the adjacent Treaty Centre multi storey car park.

### DESCRIPTION

Offering modern flexible office accommodation, the suite is largely open plan, with a selection of cellular offices, meeting and 1-2-1 consultation rooms. This self contained suite also offers reception area, kitchen, post room and a demised bank of male/female and accessible toilet facilities.

### AMENITIES

- Parking by separate negotiation
- Air Conditioning
- Escalator/Lift Access to 2nd Floor
- Flexible Accommodation
- Entry phone system

### LEASE TERMS

Available on a new flexible Lease directly from the Landlord.

### RENT

£18.50 per sq. ft exclusive.

VAT is not applicable.

### SERVICE CHARGE

A service charge is applicable with further details upon request.

### BUSINESS RATES

Rateable Value (2023) £127,000

### EPC

Energy Rating: C (62)

### VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley  
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**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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