



Ferrari House, 258 Field End Road,



MODERN OFFICE SUITES AVAILABLE ON FLEXIBLE NEW LEASES AT
FERRARI HOUSE, EASTCOTE

A selection and variety of office suites are available, located 50 yards from
Eastcote (Metropolitan and Piccadilly Lines) Underground Station.



ACCOMMODATION

A ground floor office suite of 275 sq ft currently offers 3 interconnecting rooms.

The suite offers carpeting, gas fired central heating, suspended ceiling with recessed lighting and good natural light throughout.

A ground floor office suite of 600 sq ft with own front entrance benefits from shop frontage and offers a large open plan area. The suite offers air conditioning, carpeting, gas fired central heating, suspended ceiling with recessed lighting and good natural light throughout.

The first floor office suite of 900 sq ft currently offers a large open plan office area, one partitioned room to the front section together with two further partitioned rooms located to the rear. The landlord is able to offer a selection of smaller suites from 130 sq ft upwards if required, further details upon request.

TERMS

Term of 3 years or longer. Rental from £30 per sq ft per annum exclus

All of the office suites are bright and airy and available on new flexible FR&I lease for a five. Rentals are **INCLUSIVE OF SERVICE CHARGE**, including heating, water and upkeep and maintenance of the common parts, but excluding business rates and utilities within the demise. Electricity - At the incoming tenant's expense.

All prices are plus VAT at the appropriate rate.

We are informed by the local authority the majority of the office suites falls below the threshold for business exemption regarding business rates. All proposed incoming tenants are advised to make their own enquiries directly with the local authority.

Tel 020 8861 4545

www.clivelawrenceandco.co.uk

Please note that these particulars have been provided by a third party, Clive Lawrence and co. Are not instructed to market this property

Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract. Please note that these are approximate gross dimensions and do not allow for space unusable because of staircases or other intrusions.
