

## RIVERSIDE BUSINESS SUITES WITHIN NEW DEVELOPMENT



## Lion Wharf, Swan Court, Old Isleworth, Middlesex, London, TW7 6RJ

**1,114 - 7,896 sq. ft. (103.5 - 733 sq. m.)**

### THE PROPERTY

The new development at Lion Wharf will provide a mixed use scheme to incorporate commercial space, set within a modern, attractive environment with an excellent riverside location.

There are 3 units available within the proposed new development, and each will have 1 car parking space available.

### LOCATION

Lion Wharf is situated on Swan Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames.

There is good access from both the A316 (Chertsey Road) and A4 (Great West Road), which in turn provide access to the M3 and M4 motorways.



Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.1 miles
Richmond (District/Overground)	1.5 miles
Hounslow East (Piccadilly Line)	1.8 miles



A4 Great West Road	1.3 miles
M4 - Brentford	2.5 miles
Heathrow Airport	5.0 miles
M3 - Sunbury	5.7 miles

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## ACCOMMODATION

Unit	Floor	Area sq. ft.	Area sq. m.
140	Ground	3,046	283.0
	First	1,742	161.8
141	Ground	1,994	185.2
142	Ground	1,114	103.5

## TERMS

The suites are available either to lease or purchase.

## USE

Plots 140 & 141: A1/A2/A3/A4/B1/D1/D2

Plot 142: D1 Community use.

## RENT

Shell and core: £20.00 per sq ft per annum exclusive.

Fitted units: £24.50 per sq ft per annum exclusive.

## PRICE

Shell and core: £325 per sq ft

Fitted units: £385 per sq ft

## RATES

To be assessed.

## VAT

VAT is applicable.

## EPC

To be assessed immediately on shell and core service completion.

## LEGAL COSTS

A contribution towards legal costs will be sought.

## VIEWING

Through prior arrangement with sole agent Vokins.



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