

TO LET /
FOR SALE

D1 EDUCATIONAL PLANNING USE / POTENTIAL FOR ALTERNATIVES USES (Subject to Planning Permission)



288 – 290 Worton Road
Isleworth, TW7 6EL

7,646 sq. ft.
(710.3 SQ M.)



Location

288 – 290 Worton Road, (formerly known as Ithaca House) is situated fronting the Worton Road, close to the junction with the A310 Twickenham Road in Isleworth, within a landscaped setting, close to the southern entrance of the Clock Tower Industrial Estate.

The property enjoys good road links with both the A4 Great West Road, leading to the M4, and the A316 Chertsey Road, leading to the M3 motorway.



The nearest train station is Isleworth mainline station, and there are a range of nearby bus routes. The nearest London underground station is at Osterley (Piccadilly line).



Local Amenities

Locally, Old Isleworth has retail, public houses, banks and restaurant facilities.



	Isleworth (British Mainline)	0.8 miles
	St Margaret's (British Mainline)	1.3 miles
	Richmond (Overground / British Mainline)	2.5 miles
	Hounslow East (Piccadilly Line)	1.4 miles
	A4 Great West Road	1.3 miles
	M4 – Brentford	2.9 miles
	Heathrow Airport	6.4 miles
	M3 – Sunbury	5.7 miles

The Property

The property comprises a detached building of brick construction over ground and first floors, originally constructed as office premises.

Internally, the building is configured with a reception, separate male and female toilets, a kitchen area, perimeter trunking, suspended ceilings with recess lighting and ceiling mounted comfort cooling cassettes (not tested).

Externally, there are 24 car parking spaces within a landscaped setting.

Accommodation

Our client's our records show the property to comprise the following approximate net internal floors areas: -

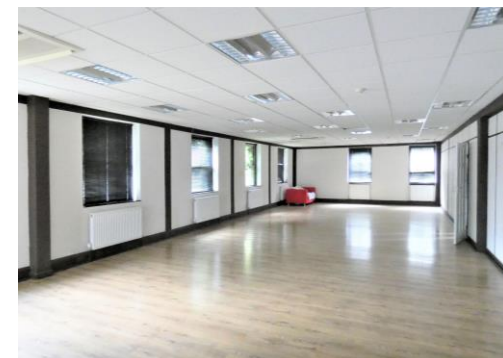
Floor	Area sq. ft.	Area sq. m.
Ground Floor	3,799	352.9
First Floor	3,847	357.4
TOTAL	7,646	710.3



Amenities

The property offers the following amenities: -

- 24 car parking spaces
- Kitchen / break out area
- Suspended ceilings with recess lighting
- Perimeter trunking
- Ceiling mounted comfort cooling cassettes (not tested)
- Male & Female WCs



Terms

Leasehold

New FRI lease is available for a term to be agreed at a rent of **£152,920 per annum exclusive** (£20 per sq. ft.).

Freehold

The freehold is for sale on the following basis: -

Guide Price: Offers in excess of **£3,000,000 + VAT** (Three Million Pounds plus VAT).

Rates

According to the Valuation Office Agency website the Rateable Value of the property is £126,000.

Rates payable 2019/2020 = approximately £63,504 per annum.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT is applicable.

Use

The property currently has D1 "Non-residential training college use" only, however may potentially be suitable for alternative uses, subject to planning permission.

Legal Costs

Both parties to bear their own legal costs.

EPC

An EPC has been commissioned and is available from the agents upon request.

Viewing

Strictly through prior arrangement joint sole agent Vokins or JLL.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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