

TO LET

INDUSTRIAL / BUSINESS UNIT WITHIN WELL ESTABLISHED INDUSTRIAL ESTATE



Unit 139 Clock Tower Industrial Estate
Clock Tower Road, Isleworth TW7 6DT

3,988 sq. ft.
(370.5 sq. m.)



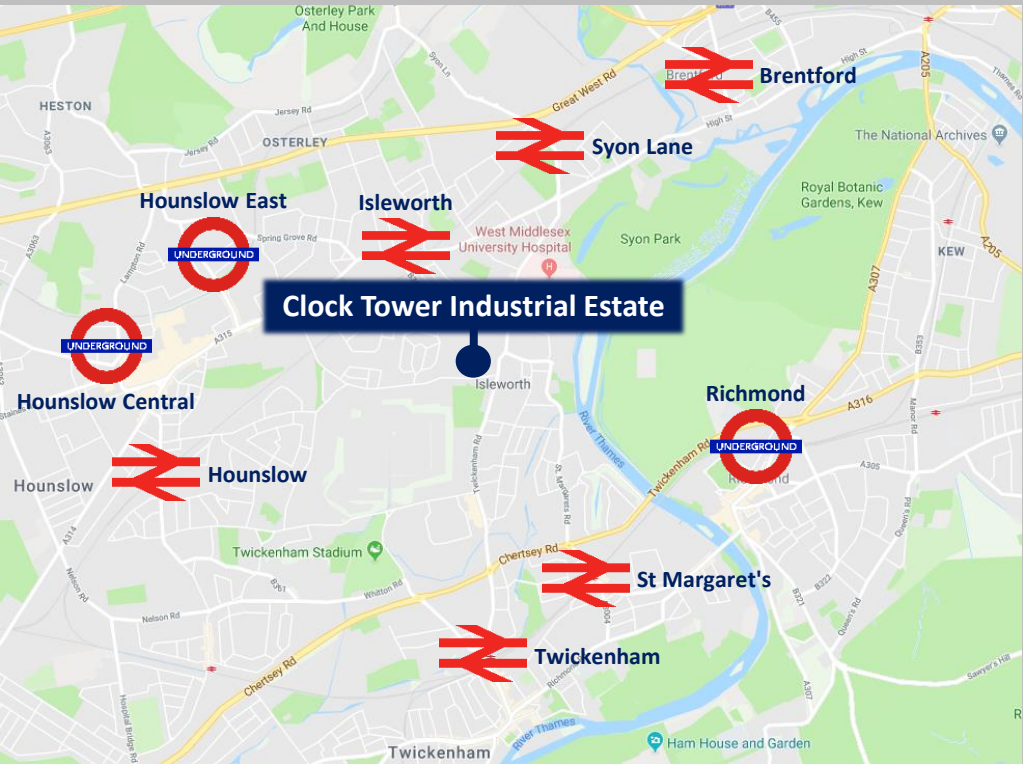
Unit 139 Clock Tower Industrial Estate, Clock Tower Road, Isleworth TW7 6DT

Location

The Clocktower Industrial Estate I located off Worton Road, Isleworth, within 100 meters of the junction with the A310 Twickenham Road.

The A316 is within 2 miles and provides direct access into Central London and the M3 motorway.

Isleworth town centre is approximately 2 miles away and provides local retail and banking facilities. Isleworth and St Margaret's British rail stations are close by, which connects to London Water in approximately 35 minutes.



A316 – Chertsey Road	1.0 mile
A4 – Great West Road	1.4 miles
M3 – Junction 1	5.4 miles
Heathrow Airport – Terminal 4	6.2 miles



Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.4 miles
Hounslow East (Piccadilly Line)	1.5 miles
Richmond (District / Overground)	1.7 miles

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The Property

Unit 139 comprises warehouse / production space and offices at ground floor level.

The unit benefits from three phase power, gas heating, two roller shutter loading doors, separate pedestrian entrances, male and female WCs and car parking provisions.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Warehouse & Office	3,988	370.5



Amenities

The property benefits from the following amenities: -

- Two roller shutter loading doors
- Minimum eaves height of 3.8m in warehouse
- Fluorescent lighting
- Three phase power & gas supply
- Ground floor offices
- Kitchen
- Gas heating
- Separate male & female WCs
- Car parking / loading area
- 24-hour access

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£47,856 + VAT per annum exclusive.

Rates

According to the Valuation Office website the current rateable value of the property is £27,750.

Rates payable 2019/2020 = approximately £13,986 per annum.

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

Service Charge

Approximately £0.50 psf. per annum.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Rating: D (98)

Viewing

Strictly through prior arrangement with 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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