

**TO LET - OFFICE SUITES IN WEST LONDON
RIVERSIDE LOCATION**

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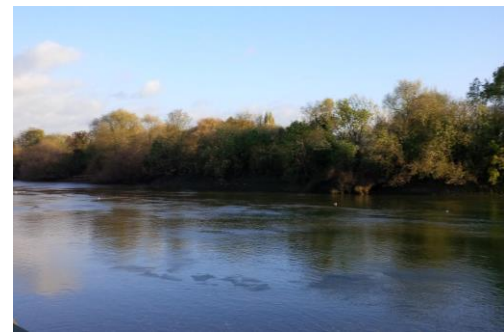
VOKINS
CHARTERED SURVEYORS
**OFFICES
TO LET**
593 - 4,893 SQ. FT.
(55 - 455 SQ. M.)
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Saracen House

Swan Street, Old Isleworth, TW7 6RJ

540 – 3,130 SQ. FT.

(50.1 - 290.8 SQ. M.)



Saracen House, Swan Street, Old Isleworth, Greater London, TW7 6RJ

Location

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

The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow Airport is 6 miles to the west.

The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network.

Public transport facilities include Isleworth and St. Margaret's British Rail Stations, which gives access to Clapham Junction and London Waterloo within approximately 30 minutes.



There are shops, restaurants and banking facilities all conveniently located within the local vicinity, just a short walk from the development.



Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.1 miles
Syon Lane – (British Mainline)	1.1 miles
Richmond (District/Overground)	1.5 miles



A4 – Great West Road	1.3 miles
M4 - Brentford (Junction 2)	2.5 miles
Heathrow Airport (Terminal 4)	5.0 miles
M3 - Sunbury	5.7 miles

The Property

Saracen House comprises a prominent and purpose-built office building, over a ground floor and two upper storeys.

Accommodation

The property comprises the following approximate gross internal floor area: -

Floor	Suite	Area sq. ft.	Area sq. m.
Ground Floor	South Suite	LET	
	North Suite	LET	
First Floor	North Suite	540	50.16
Second Floor	South Suite	789	73.29
	North Suite	1,801	167.31
TOTAL		3,130	290.78



Amenities

- Shared reception on ground floor
- A passenger lift serving all floors
- Raised flooring
- Suspended ceilings with recessed lighting
- Kitchen
- Good natural light
- River views from rear elevation



Terms

A new FRI lease for a term to be agreed until Q1 2023. Further information available from the agents.

Rent

First floor suite - £15.00 per sq. ft. exclusive.

Second floor suites - £12.95 per sq. ft. exclusive.

Business Rates

Suites in the building are generally assessed with a Rateable Value of £145 per sq. m. by the Valuation Office. On that basis, for budgeting purposes, rates payable would be approximately £6.75 per sq. ft. dependent on individual suites.

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

Service Charge

Approximately £3.00 per sq. ft. per annum + VAT.

VAT

VAT is applicable in addition to all above costs.

Use Class

Class E / B1 (Offices)



EPC

56 (C)

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly through prior arrangement with joint sole agents Vokins and Monarch Commercial.

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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