

To Let

BUSINESS UNITS WITH FIRST FLOOR OFFICES



ANTHONY JAMES
MANSER



851 - 13,381 SQ FT
(79.1 - 1,243.1 SQ M)

- MULTIPLE UNITS AVAILABLE WITHIN THE ESTATE
- PRODUCTION / BUSINESS SPACE WITH OFFICES ABOVE
- LONG-ESTABLISHED WEST LONDON BUSINESS LOCATION

- SUITABLE FOR A VARIETY OF BUSINESS USES
- GOOD COMMUNICATIONS & TRANSPORT LINKS
- EXTERNAL GATED YARD WITH GOOD CAR PARKING PROVISIONS

Worton Court, Worton Road, Isleworth, TW7 6ER

Vokins Chartered Surveyors

Prospect House, 67 Boston Manor Road, Brentford, Middlesex TW8 9JQ

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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.

*STPP = Subject to Planning Permission



Worton Court, Worton Road, Isleworth, TW7 6ER

LOCATION

The properties are located within Worton Hall Industrial Estate complex, located immediately off Worton Road, approximately 1.7 miles from Chertsey Road (A316) and 2 miles from the Great West Road (A4) which provides excellent road communications via the North and South Circular Roads and the M4 and M3 motorways.

Central London is circa 11 miles to the east and Heathrow is circa 4 miles to the west.

Hounslow East (Piccadilly Line), Hounslow (British Mainline) and Isleworth (British Mainline) are approximately 0.9 miles distant. Hounslow Central is also within walking distance and there are numerous bus routes.



A4 Great West Road	1.6 miles
M4 – Heston	2.8 miles
M3 – Sunbury	4.7 miles
Heathrow Airport (Terminal 4)	5.7 miles



Hounslow East (Piccadilly Line)	0.9 miles
Isleworth (British Mainline)	0.9 miles
Hounslow (British Mainline)	0.9 miles
Hounslow Central	1.4 miles

John Vokins

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Patricia Hasmasan

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Anthony James Manser

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020 8568 2020

THE PROPERTIES

The properties comprise two storey storage units with first floor offices, which we believe were constructed in the late 1980s. The units benefit from double loading doors approximately 3.55m eaves height to the ground floor and car parking space in the central forecourt and additional car park.

The present use of the premises comprises a mixture of office and storage space on the ground floor with office on the first-floor.

AMENITIES

- Double leaf doors for ground floor loading.
- Allocated car parking spaces.
- 3.55m eaves height to ground floor.
- Gas supply.
- Mixture of CAT II and strip lighting.
- WC facilities.

TERMS

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

Accommodation and rent detailed overleaf.

RATES

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

SERVICE CHARGE

To be confirmed.

VAT

VAT is applicable.

EPC

Further details available from the agents.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through prior arrangement with joint sole agent Vokins or Anthony James Manser.



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ACCOMMODATION, AVAILABILITY & RENT

Unit	Status	Sq. ft. Ground Floor	Sq. m. Ground Floor	Sq. ft. First Floor.	Sq. m. First Floor	Total GIA sq. ft.	Total GIA sq. m.	Rent psf.	Rent pax
1	AVAILABLE	1,058	98.3	1,132	105.2	2,190	203.5	£14.50	£31,761.58
4	AVAILABLE	428	39.8	425	39.5	854	79.3	£15.00	£12,803.66
5	AVAILABLE	437	40.6	436	40.5	873	81.1	£15.00	£13,094.28
6	AVAILABLE	831	77.2	831	77.2	1,662	154.4	£14.50	£24,098.22
7	AVAILABLE	456	42.4	451	41.9	907	84.3	£15.00	£13,610.95
8	AVAILABLE	449	41.7	449	41.7	898	83.4	£15.00	£13,465.64
9	AVAILABLE	1,040	96.6	1,014	94.2	2,054	190.8	£14.50	£29,779.41
10	AVAILABLE	439	40.8	439	40.8	878	81.6	£15.00	£13,175.01
13	AVAILABLE	421	39.1	422	39.2	843	78.3	£15.00	£12,642.20
14	AVAILABLE	1,067	99.1	1,155	107.3	2,222	206.4	£14.50	£32,214.20
TOTAL		6,626	615.6	6,754	627.5	13,381	1,243.1		

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