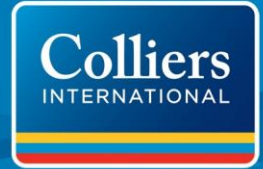


LOFT STYLE CHARACTER OFFICES - TO LET



* Indicative image of amenity

The Wireless Factory, Flemming Way, Isleworth

- Contemporary offices
- Up to 4,500 sq ft available
- Excellent Natural Light
- Walking distance to Isleworth mainline train station

CONTACT US

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The Wireless Factory, Flemming Way, Isleworth, TW7 6DB

LOCATION

The scheme is well situated within walking distance (12 minutes) south of Isleworth Train Station providing direct regular services direct to London Waterloo in 35 minutes.

The offices also benefit from excellent road connections to the A4, M4 and M25 motorways. Heathrow Airport is within a 20 minute drive while London Gatwick is less than an hour's drive.

The offices benefits from the following specification:

- Comfort cooling available
- Excellent natural light
- Raised floors available
- High ceilings with exposed services
- Generous on-site parking
- On site catering service
- Shower facilities
- Bicycle rack/Store
- Outdoor recreational space
- Installed fibre services ready for immediate use

FLOOR AREAS

The property has been measured in accordance with the RICS property measurement 1st edition (incorporating IPMS 3) and provides the following net internal floor areas:

| | | | |
|---------------|-------------|---|------------|
| Unit 1 | 3,519 sq ft | / | 326.9 sq m |
| Ground Floor | 1,770 sq ft | / | 164.4 sq m |
| First Floor | 1,749 sq ft | / | 162.5 sq m |
| Unit 8 | 4,500 sq ft | / | 418.1 sq m |
| Ground Floor | 2,252 sq ft | / | 209.2 sq m |
| First Floor | 2,248 sq ft | / | 208.8 sq m |

TERMS

The building is available floor by floor or as a whole on a leasehold basis direct from the freeholder.

VIEWING

Strictly upon application to the Joint Sole Agents

Communications

| By Rail | Approximate time |
|-------------------|----------------------|
| London Waterloo | 37 minutes |
| Richmond | 21 minutes |
| Staines | 17 minutes |
| By Road | Approximate distance |
| M4 (Junction 2) | 4 miles |
| M25 (Junction 15) | 9 miles |
| Heathrow | 7 miles |

**Source National Rail / Google maps*

DESCRIPTION

The Wireless Factory is under major refurbishment and will provide a gated landscaped development of 10 self-contained office buildings.

Each building provides office accommodation over ground and first floors and is designed to provide creative loft style office space.

St Johns Road is a short walk away providing a range of amenities including a Gastro Pub, Coffee Shops and a Deli.

Misrepresentation Act

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