

COMMERCIAL PROPERTY CONSULTANTS
33 CAVENDISH SQUARE, LONDON W1G 0PW
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TO LET

2 MODERN WAREHOUSE / INDUSTRIAL / BUSINESS UNITS
APPROXIMATELY 2,500 SQ. FT – 5,000 SQ FT (232 SQ. M. – 464 SQ M)
UNITS 3A and 3B WORTON HALL TRADING ESTATE, WORTON ROAD,
ISLEWORTH, MIDDLESEX TW7 6ER



(For Identification purposes only. Unit 3A is to the left and Unit 3B is to the right of the photograph)

LOCATION:

The premises are situated on the Worton Hall Trading Estate, off Worton Road, which connects with Twickenham Road (A310), which in turn connects with The Great West Road (A4) and Chertsey Road (A316). Isleworth and Hounslow Stations are both within approximately one mile, as is the shopping centre of Hounslow.

DESCRIPTION:

The premises comprise two adjacent modern two storey business units of blockwork construction having a pitched insulated slate roof. The maximum internal height to the warehouse / industrial area is approximately 13' 6". The units have the benefit of strip lighting, 3 phase power, a gas fired blower heater, and burglar alarm system.

Loading is by means of one up and over door approximately 11' 6" wide x 11' 3" high to each unit.

The first floor offices have the benefit of double glazing, carpet tiles, suspended ceiling with concealed strip lighting, male and female WCs, a fitted kitchenette, and gas fired central heating.

ACCOMMODATION:**Unit 3A**

Warehouse / Industrial	1,250 sq ft approx.	(116 sq m)
First Floor Offices	<u>1,250</u> sq ft approx.	(<u>116</u> sq m)
TOTAL	<u>2,500</u> sq ft approx.	(<u>232</u> sq m)

Unit 3B

Warehouse / Industrial	1,250 sq ft approx.	(116 sq m)
First Floor Offices	<u>1,250</u> sq ft approx.	(<u>116</u> sq m)
TOTAL	<u>2,500</u> sq ft approx.	(<u>232</u> sq m)

TERMS:

Lease: The premises are available to let either separately or combined on a new full repairing and insuring lease(s) for a term of years to be agreed.

Rent: £57,500 per annum exclusive.

Or £28,750 per annum exclusive per unit.

RATES:

RV: £66,500 @ 49.3 p in the £ (2015/16)

Payable - £32,784.50 pa

EPC RATINGS:

D – Certificates available on request.

LEGAL COSTS:

Each side to be responsible for their own legal costs.

VIEWING:

Strictly by appointment through sole agents:

Diamond Associates
33 Cavendish Square
London
W1G 0PW

Tel: 020 7493 8338 / 07768 353540

SUBJECT TO CONTRACT

(VAT, where applicable, may be added to any rents and prices quoted)