



PROPERTY CONSULTANTS

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## MODERN WAREHOUSE / INDUSTRIAL / BUSINESS UNIT TO LET



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

### **WORTON HALL TRADING ESTATE WORTON ROAD, ISLEWORTH, MIDDLESEX TW7 APPROX 2,500 SQ FT (232 SQ M)**

#### **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 a modern two storey business unit of blockwork construction having a pitched insulated slate roof. The maximum internal height to the warehouse/industrial area is approximately 13' 6". The unit has 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.

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.

<b><u>ACCOMMODATION:</u></b>	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)
	<b>TOTAL</b>	<b><u>2,500</u> sq ft approx. (<u>232</u> sq m)</b>

**LEASE:**

Lease:

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed incorporating rent reviews.

Rent:

£27,500 per annum exclusive.

RV:

£29,000 @ 48.5p in the £ (2009/10).

Payable £14,065

**LEGAL COSTS:**

Each side to be responsible for their own legal costs.

**VIEWING:**

**By Appointment only**

**Via Agent Claridges Commercial – 0845 205 0007**