

**DETACHED SINGLE STOREY  
INDUSTRIAL/WAREHOUSE UNIT  
TO LET**



**WORTON HALL INDUSTRIAL ESTATE  
WORTON ROAD, ISLEWORTH, MIDDLESEX, TW7  
APPROX 4,575 SQ FT (425 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 detached single storey brick and blockwork built industrial/warehouse unit of steel portal frame construction, having a pitched lined roof incorporating translucent sheeting. The eaves height is approximately 22'. The unit has the benefit of 3 phase power, oil fired heating, strip and sodium lighting, WC accommodation and a stores area to the rear.

Loading is provided by means of one steel concertina type door approximately 12' high x 12' wide from a forecourt yard area capable of accommodating up to 8 cars.

Offices are provided at ground and first floor level to the front of the building and there is also a kitchen and WC.

<b><u>ACCOMMODATION:</u></b>	Industrial/Warehouse	3,100 sq ft approx	(288 sq m)
	Stores	600 sq ft approx	( 56 sq m)
	Offices	<u>875</u> sq ft approx	( <u>81</u> sq m)
	TOTAL	<u>4,575</u> sq ft approx	( <u>425</u> sq m)
	Mezzanine Storage	1,200 sq ft approx	(111 sq m)

**TERMS:** Lease: A new full repairing and insuring lease is to be granted for a term of years to be agreed.

Rent: £40,000 per annum exclusive.

**RATES:** RV: £29,750 @ 41.4 pence in the £ (2010 / 11)  
Payable: £12,316.50  
Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**LEGAL COSTS:** Each side is to be responsible for their own legal costs.

**Viewing:** **Strictly by appointment only**  
**Via Claridges Commercial – 0845 205 0007**