

**TO LET – ECONOMIC RIVERSIDE OFFICE SUITE
AVAILABLE IN ISLEWORTH, WEST LONDON**



1st Floor Suite A, Saracen House
Swan Street, Old Isleworth, TW7 6RJ

779 sq. ft.
(72.4 sq. m.)

1st Suite A, Saracen House, Swan Street, Old Isleworth, Greater London, TW7 6RJ

Location

Saracen House is situated on Swan Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames.

The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow Airport is 6 miles to the west.

The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network.

Public transport facilities include Isleworth and St. Margaret's British Rail Stations, which gives access to Clapham Junction and London Waterloo within approximately 30 minutes.



There are shops, retail facilities, coffee shops, a Co-op store and pubs, all conveniently located within the local vicinity, just a short walk from the development.



- Isleworth (British Mainline) 0.9 miles
- St Margaret's (British Mainline) 1.1 miles
- Syon Lane – (British Mainline) 1.1 miles
- Richmond (District/Overground) 1.5 miles



- A4 – Great West Road 1.3 miles
- M4 - Brentford (Junction 2) 2.5 miles
- Heathrow Airport (Terminal 4) 5.0 miles
- M3 - Sunbury 5.7 miles

The Property

Saracen House comprises multiple office suites within a purpose-built office building over ground and two upper storeys.

Internally the suite provides a open plan space with a partitioned meeting/storage room and provides a shared kitchen and WCs on the floor.

Accommodation

The property comprises the following approximate gross internal floor area:

Floor	Suite	Area Sq. ft.	Area Sq. m.
Ground Floor	South Suite	LET	LET
	North Suite	LET	LET
First Floor	Suite A	749	72.4
Second Floor	South Suite	LET	LET
	North Suite	LET	LET
TOTAL		749	72.4



Amenities

- A passenger lift serving all floors
- Raised flooring
- Suspended ceilings with recessed lighting
- Kitchen
- Separate male and female WCs
- Good natural light
- River views from rear elevation
- Partitioned office

Terms

New FRI leases for a term of circa. 18 - 24 months are available to provide flexibility. Further information available from the agents.

Rent

An attractive rental of **£11.50 per sq. ft. per annum exclusive** of all other outgoings including business rates, service charge, utilities, insurance and telecoms.

Rates

According to the Valuation Office Agency website the rateable value for the property is £9,400.

All applicants must make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

Approximately £5.50 + VAT per sq. ft. exclusive of utilities and insurance.

VAT

VAT is applicable.

Use Class

Class E / B1 (Offices)

EPC

Rating: C (64)



Legal Costs

Each party to bear their own legal costs.

Viewing

Through prior arrangement with sole agent Vokins.

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. November 2024.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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