

**TWO STOREY WAREHOUSE / BUSINESS UNIT WITH YARD &
CAR PARKING – SHORT TERM (1-2 YEAR) LEASE AVAILABLE**



**Unit 8 The Metro Centre
St. Johns Road, Isleworth TW7 6NJ**

**3,419 SQ. FT.
(317.7 SQ.M.)**

Unit 8 Metro Centre, St John's Road, Isleworth TW7 6NJ

Location

The Metro Centre is a well-established business park located off St John's Road, Isleworth, close to its junction with London Road (A315), approximately mid-way between Hounslow and Brentford.

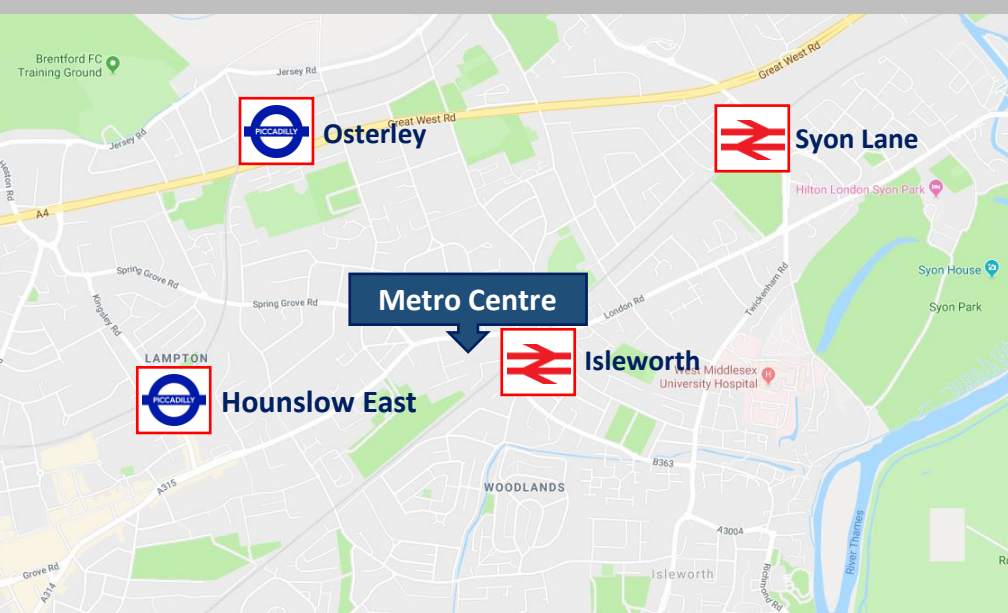
The nearest train station is Isleworth mainline station, and there are a range of nearby bus routes.

The nearest London underground station is at Hounslow East (Piccadilly line).

The main Great West Road (A4) is within one mile; both the A4 and the M4 Motorway offer access to Heathrow Airport, the M25 Motorway and Central London.



Red line for illustrative purposes only



A4 – Great West Road (Osterley)	0.7 miles
M4 – Brentford (Junction 2)	3.8 miles
Heathrow Airport – Terminal 4	4.1 miles
M25 – Heathrow (Junction 14)	8.6 miles
Isleworth (British Mainline)	0.2 miles
Syon Lane (British Mainline)	1.0 miles
Hounslow East (Piccadilly Line)	1.1 miles
Osterley (Piccadilly Line)	1.1 miles

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The Property

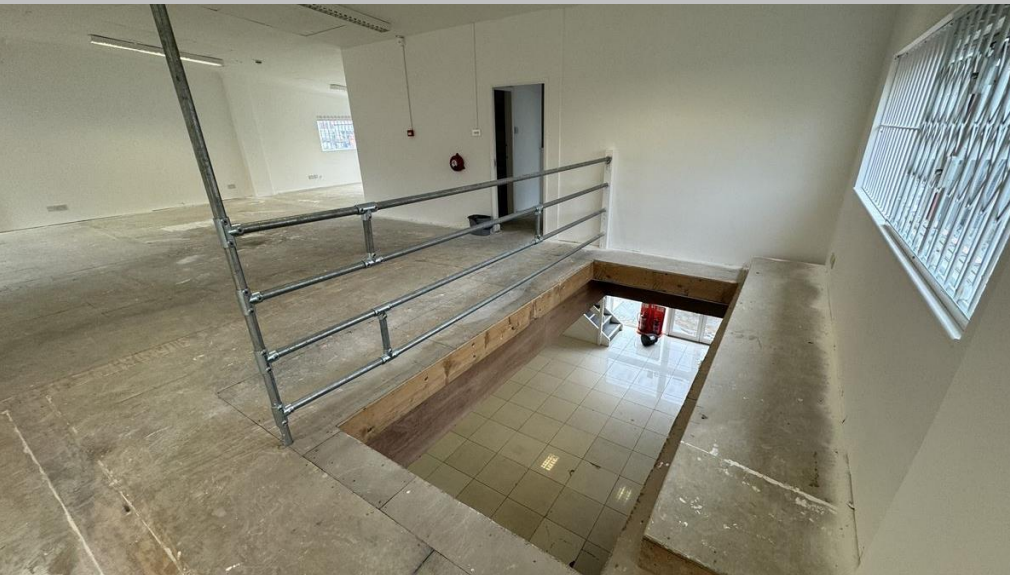
The property comprises a modern detached unit with ground floor storage space and partitioned office suites at first floor level

Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Warehouse / showroom	1,774	164.8
First Floor - Offices	1,645	152.9
TOTAL	3,419	317.7

In addition, there is a gated yard area of c. 2,314 sq. ft. (215.0 sq. m.) to the side of the property.



Amenities

The property benefits from the following amenities: -

- Large gated yard plus 2-3 car parking spaces
- First floor office accommodation
- Roller shutter loading door
- Separate pedestrian entrance
- Mixture of CAT II & strip lighting
- Air conditioning to first floor offices
- Roller shutter security pedestrian door & security grills
- Gas central heating
- Tiled floor to ground floor warehouse
- Kitchen, separate male & female WCs and shower

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Leasehold

A new short term (1-2 year) FRI lease is available for a term to be agreed at a rent of **£52,000 + VAT pax.**

Business Rates

According to the Valuation Office website the current rateable value of the property is £45,000.

Rates payable 2024/2025 = approximately £25,570 per annum.

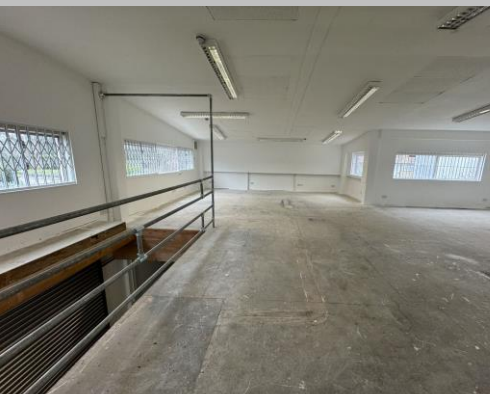
All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

Further details available from the agents.

VAT

VAT is applicable.



Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

EPC Rating: C (71)

Viewing

Strictly 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.



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