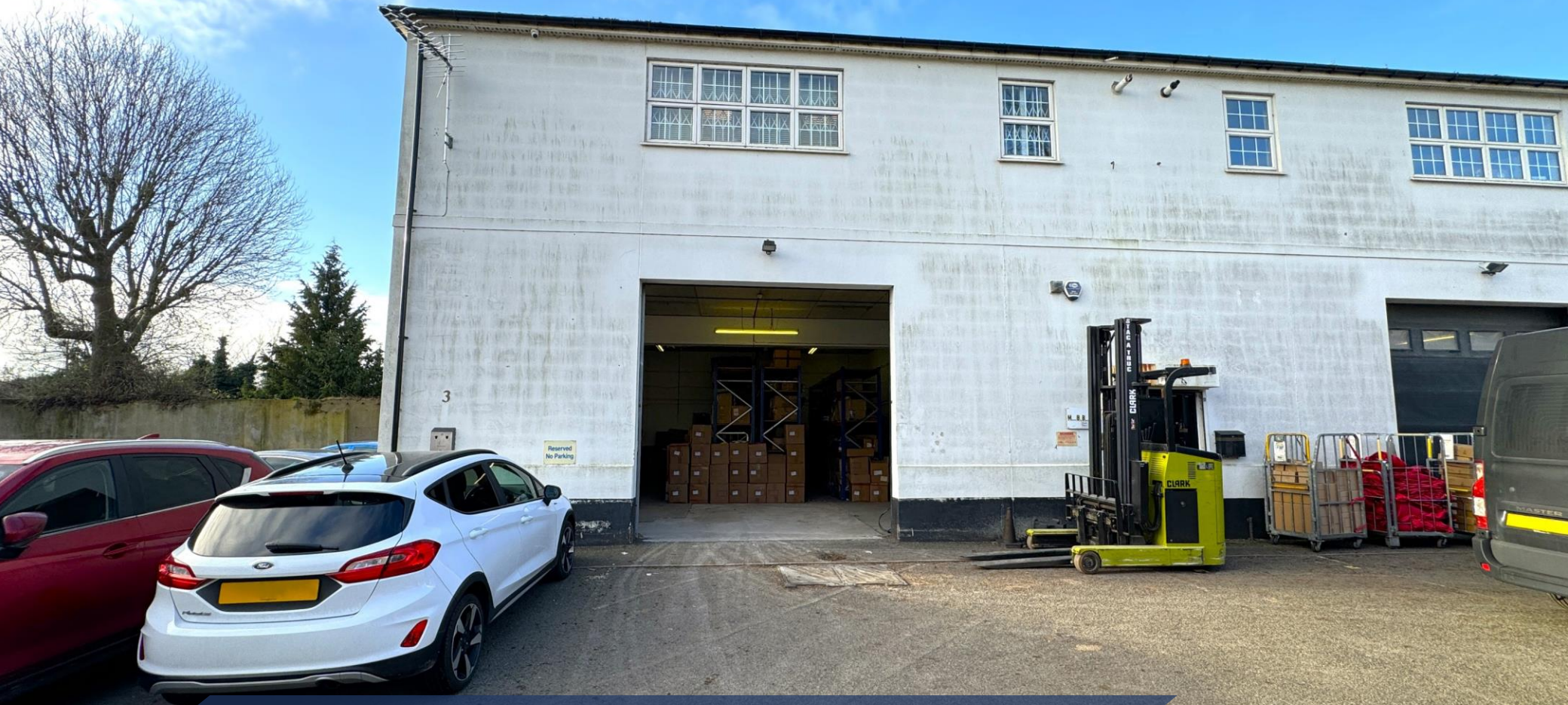


**TO LET – GROUND FLOOR STORAGE / BUSINESS UNIT
WITH ELECTRIC LOADING DOOR & CAR PARKING**



**Unit 3 Worton Hall Industrial Estate
Worton Road, Isleworth, TW7 6ER**

**1,250 sq. ft.
(116.1 sq. m.)**



Location

Worton Hall industrial Estate is located immediately off Worton Road in Isleworth, a suburban town located in the London Borough of Hounslow. It is situated on the banks of the River Thames and enjoys close proximity to the River Thames, Syon Park and other historical landmarks.

Local amenities include the much acclaimed London Apprentice and other traditional pubs, restaurants, delicatessens and retail facilities.


Kew Gardens, Twickenham Stadium and Hounslow and Richmond upon Thames town centre are also located within driving distance.

Worton Court is approximately 1.7 miles from Chertsey Road (A316) and 1.5 miles from the Great West Road (A4) which provides excellent road communications via the North and South Circular Roads and the M4 and M3 motorways.

Central London is approximately 11 miles to the east and Heathrow is 4 miles west.

Hounslow East (Piccadilly Line), Hounslow (British Mainline) and Isleworth (British Mainline) are approximately 0.9 miles away. Hounslow Central is also within walking distance and there are numerous bus routes.

1	M25 - Junction 13 - Staines	9.7 miles
2	Heathrow Airport	4.2 miles
3	A4 – Great West Road	1.5 miles
4	M3 - Junction 1 – Sunbury-on-Thames	5.1 miles
5	Worton Hall Industrial Estate	-
6	Isleworth Station	0.9 miles
7	Isleworth High Street	1.0 miles
8	Richmond Town Centre	3.2 miles
9	Richmond Park	5.0 miles

	Hounslow East (Piccadilly Line)	0.9 miles
	Isleworth (British Mainline)	0.9 miles
	Hounslow (British Mainline)	0.9 miles
	Hounslow Central	1.4 miles

Unit 3 Worton Hall Industrial Estate, Worton Road, Isleworth, TW7 6ER

The Property

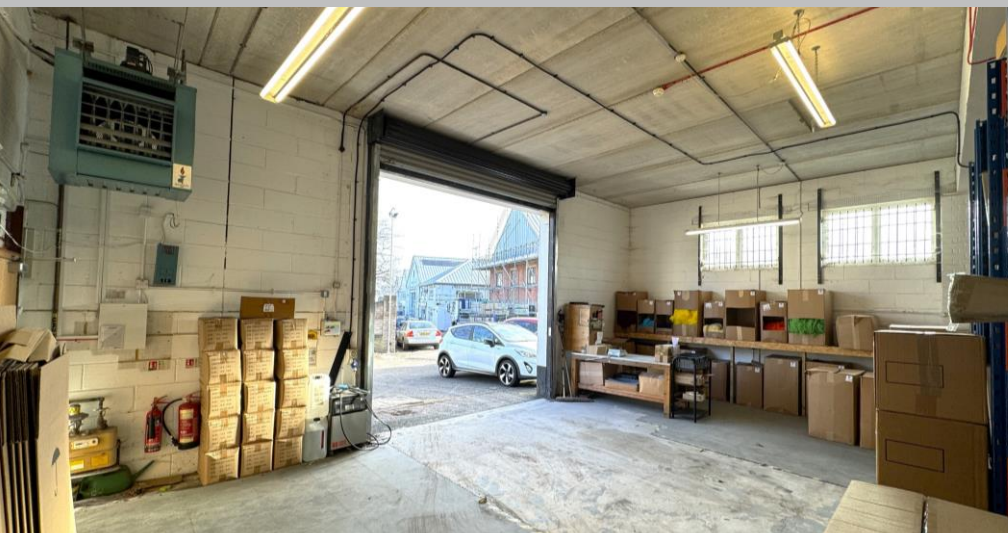
The available space comprises the ground floor of a purpose built 50/50 style business unit which provides storage / production space.

The unit benefits from an electric roller shutter loading door, approximately 4m eaves height and car parking for up to two car parking spaces / loading area.

Accommodation

The approximate gross internal floor area is set out below:

Unit 3	Sq. Ft.	Sq. M.
Ground Floor	1,250	116.1



Amenities

- Electric roller shutter loading door (c. 3.5m high)
- Three phase power & gas supply
- Approximately 4m eaves height
- Shared pedestrian entrance
- Loading area / up to 2 on-site car parking spaces
- Strip lighting
- WC with shower
- Security grilles to windows

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Terms

A new FRI lease is available for a term to be agreed.

Rent

£22,500 + VAT per annum exclusive (c. £18.00 + VAT psf.).

Business Rates

To be reassessed – further details from the agents.

Transitional adjustments may apply - all applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

A service charge is payable in relation to the utilities and maintenance of the common areas of the estate.

The estimated service charge amount for the available space is approximately £253.00 per annum.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: D (96).



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. September 2023.

Nick Train
n.train@vokins.co.uk
020 8400 8889

Luke Storey
l.storey@vokins.co.uk
020 8400 8876