

FREEHOLD FOR SALE – TWO STOREY BUSINESS UNIT WITH GROUND FLOOR LIGHT INDUSTRIAL, FIRST FLOOR OFFICES AND CAR PARKING



Unit 11 The Metro Centre
St. Johns Road, Isleworth TW7 6NJ

3,036 SQ. FT.
(282.1 SQ.M.)

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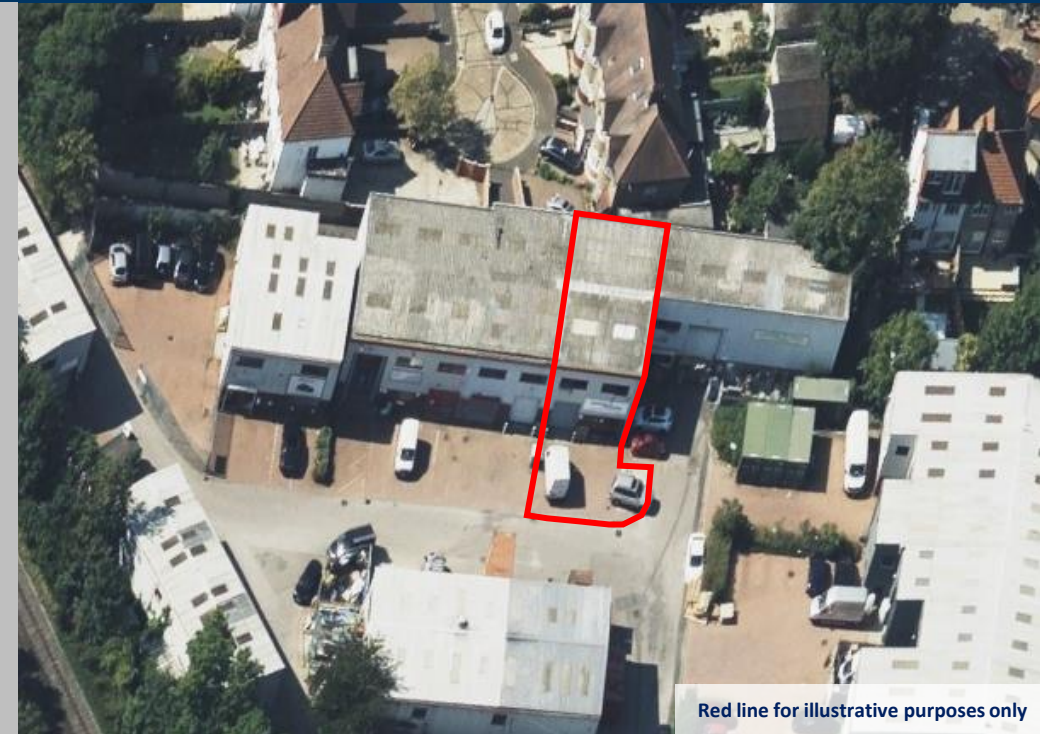
Location

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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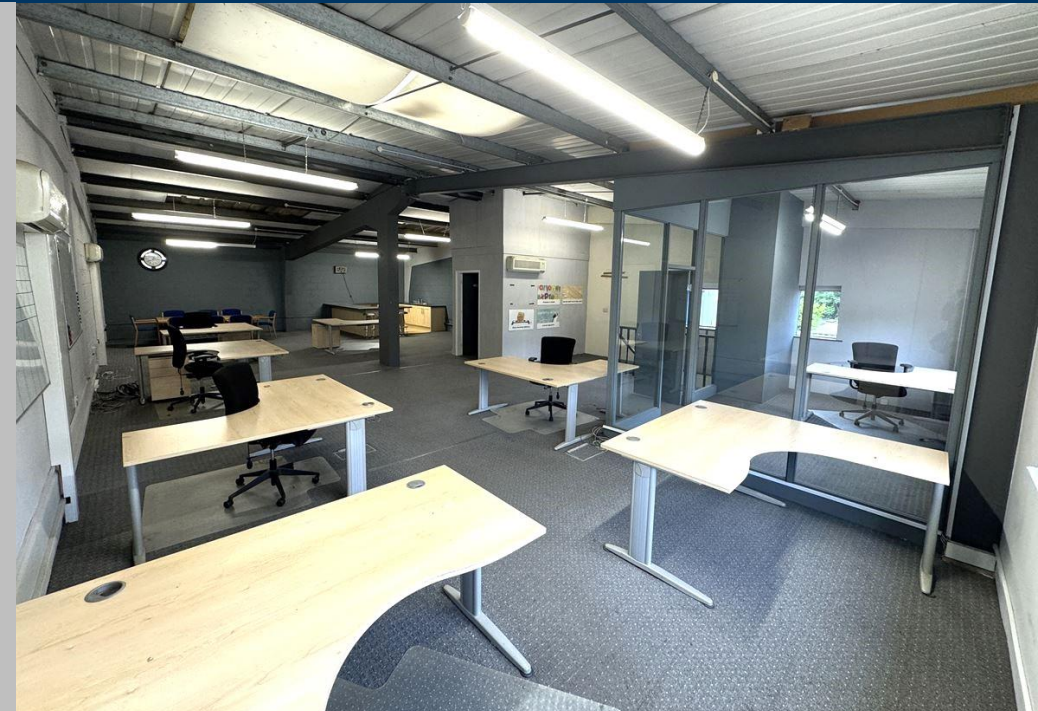
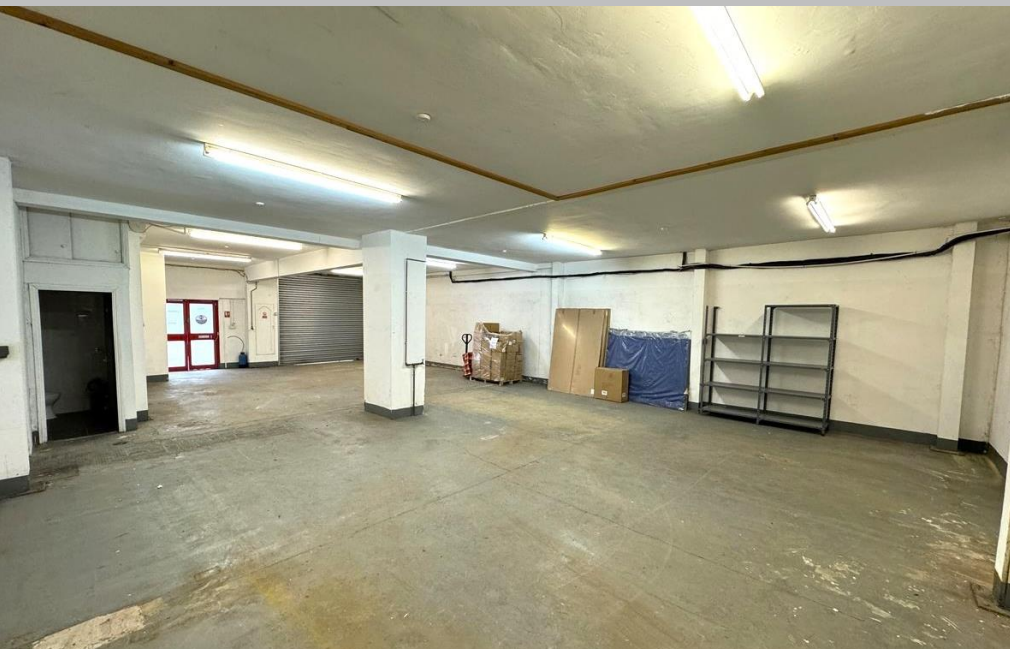
The Property

The property comprises a mid terraced warehouse comprising ground floor light industrial / storage space with first floor offices.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Unit 12	Area sq. ft.	Area sq. m.
Ground Floor	1,514	140.7
First Floor	1,522	141.4
TOTAL	3,036	282.1



Amenities

- Roller shutter loading door
- First floor office accommodation
- c. 4-5 car parking spaces
- Three phase power
- Separate pedestrian entrance
- Strip lighting
- Double glazing
- Kitchenette
- WCs

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Freehold

Guide price: **£790,000** for the freehold.

Business Rates

According to the Valuation Office website the current rateable value of the property is £21,250.

Rates payable 2024/2025 = approximately £11,602.50 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

We have been advised that VAT is not applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

An EPC has been commissioned – further details available from the agents.



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. September 2023.

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