

**TO LET - GROUND AND FIRST FLOOR CONTEMPORARY
STYLE OFFICE WITH 10 CAR PARKING SPACES**



The Power House

1 Linkfield Road, Isleworth TW7 6QG

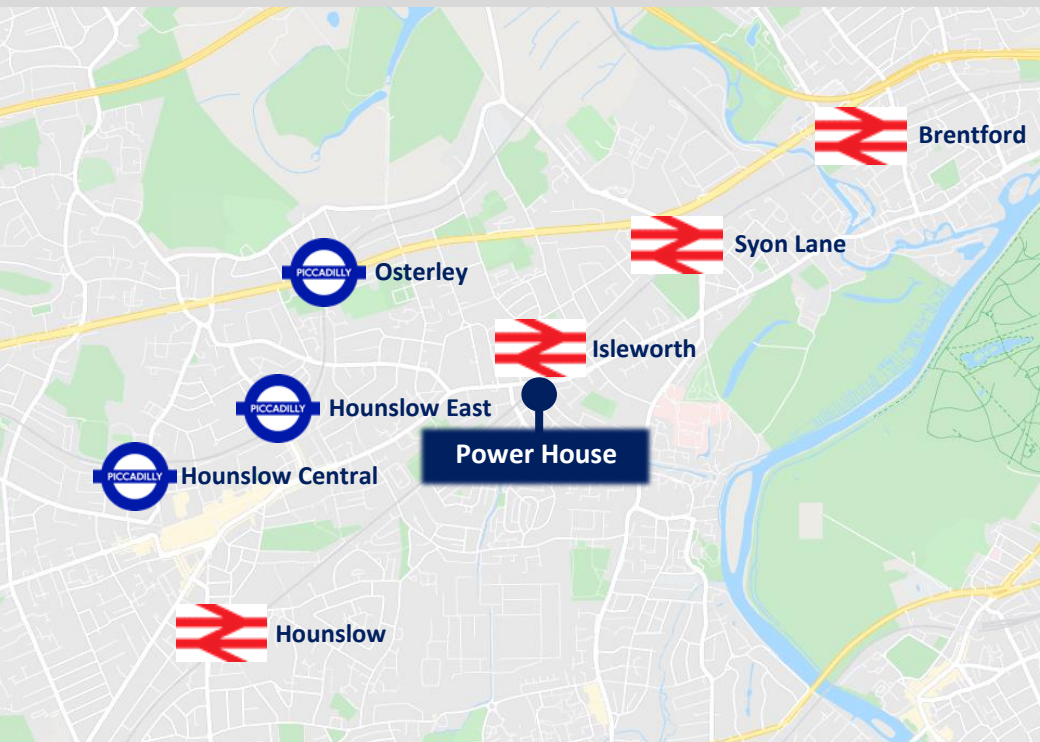
**4,822 Sq. ft.
(448 Sq. m.)**

Power House, Linkfield Road, Isleworth, Greater London, TW7 6QG

Location

The Power House is in Linkfield Road, Directly off the London Road, (A315) in West London. The A4 Great West Road is approximately half a mile distant, providing good access to Central London, Heathrow, the M4 and wider motorway network.

Isleworth mainline British Rail station is adjacent to the property, and provides fast and regular access to Central London (27 minutes to Vauxhall, 33 minutes to London Waterloo).



Isleworth (British Mainline)	<0.1 miles
Hounslow East (Piccadilly Line)	1.1 miles
Syon Lane (British Mainline)	1.1 miles
Hounslow Central (Piccadilly Line)	1.9 miles



A4 – Great West Road	0.6 miles
M4 – Brentford (Junction 2)	3.0 miles
Heathrow Airport (Terminal 4)	6.7 miles
M25 – Heathrow (Junction 15)	7.9 miles

The Property

The Power House is a late 19th/ early 20th Century standalone detached building, originally constructed as an electricity generating station. The property has been refurbished to retain its original period features, whilst providing high quality design detail and fittings, the space is currently fitted out as a combination of open plan and private offices.

Accommodation

The approximate Net Internal Floor area of the available space is set out below:

Floor / Suite	Sq. ft.	Sq. m.
Ground Floor	2,777	258
First Floor	2,045	190
Total	4,822	448



Amenities

- Character architectural features
- Passenger lift
- Gas central heating
- Kitchen facilities
- Separate male and female WCs
- Outdoor space
- Carpeting
- 10 allocated car parking spaces
- Partitioned office

Terms

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

Rent

£125,000 + VAT per annum exclusive (c. £25.92 per sq. ft.).

Rates

According to the Valuation Office Agency website the Rateable Value of the Ground Floor is £39,750 & 1st floor is £25,500.

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

Service Charge

A service charge is payable for the maintenance of the communal areas. Further details are available from the agents.

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: C (67)



Viewing

Strictly through prior arrangement through joint sole agent Vokins and TA Property.

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. December 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.

Jonty Torr
j.torr@vokins.co.uk
020 8400 8898

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

John Vokins
j.vokins@vokins.co.uk
020 8400 9000

James Adebayo
james@taproperty.co.uk
020 7993 6710