

Fleming Way

Isleworth

MIDDLESEX | TW7 6EU



Indicative photograph of interior of a unit within this development.



MODERN WAREHOUSE/INDUSTRIAL UNIT

Unit 4 - 9,278 sq.ft. (862 sq.m.)

TO LET

LAST REMAINING UNIT
HALF RENT FOR
FIRST 2 YRS
SUBJECT TO TERMS
& STATUS

Fleming Way

Isleworth

LOCATION

The property is situated directly off Worton Road, Isleworth, close to the A310 Twickenham Road. The A316, which becomes the M3, is approximately 1 mile from the property. The A4 is approximately 1.25 miles away, providing access to Junction 2 of the M4 and Heathrow Airport. Isleworth is the nearest railway station, providing a regular service to London Waterloo. Hounslow East London Underground station is a short distance from the property.

DESCRIPTION

Unit 4 Fleming Way comprises a modern production warehouses of steel portal frame with external cladding and low level brick and blockwork elevations. The office accommodation is arranged over ground and first floors with car parking and yardage to the front of the unit.

AMENITIES

The property benefits from:

Warehouse

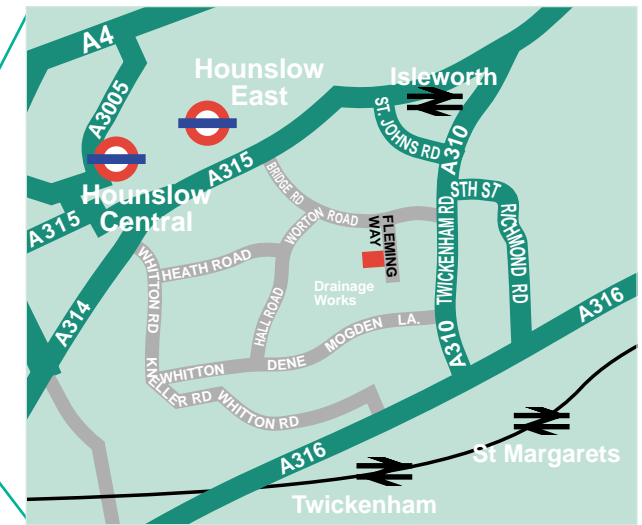
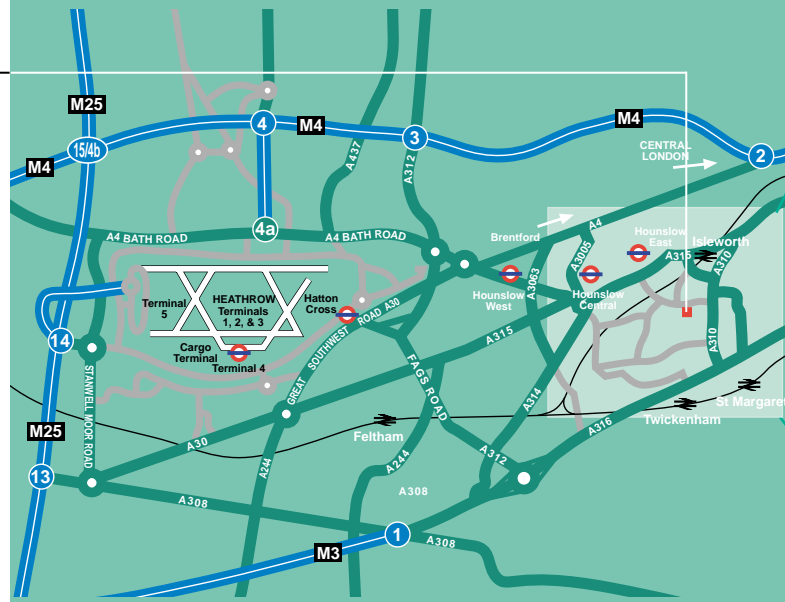
- Concrete floor
- Roller shutter loading door
- Strip lighting
- Translucent skylights
- Minimum eaves 5 m rising to 7.2 m

Offices

- Carpeting
- Electric wall mounted heaters
- Suspended ceiling with recessed lighting

Exterior

- Associated yard including car parking



Indicative photograph of interior of a unit within this development.

ACCOMMODATION

Unit 4	Sq Ft	Sq M
Warehouse	8,430	783.1
Ground floor offices	424	39.4
First floor offices	424	39.4
Total	9,278	861.9

All areas are based on GIA measurements

TENURE

A new lease for a term to be agreed.

QUOTING RENT

Competitive terms upon application.

BUSINESS RATES

Information available from agents.

LEGAL COSTS

Each party to bear their own legal fees incurred in this transaction.

VIEWING

Strictly by appointment through joint agents



John Vokins
j.vokins@vokins.co.uk



Patrick Rosso
patrick.rosso@collierscre.co.uk