



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

SELF CONTAINED OFFICE BUILDING

AVAILABLE AS A WHOLE OR ON A FLOOR - BY- FLOOR BASIS

5,101 - 17,589 sq ft (474 -1,634 sq m)

FREEHOLD FOR SALE OR TO LET

VERY LOW RENT



**390 LONDON ROAD
ISLEWORTH
MIDDLESEX, TW7 5AD**

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Misrepresentation Act 1967

Every care has been taken in the 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.

LOCATION: 390 London Road is situated fronting the London Road (A315) Isleworth. The property is approximately 9 miles from Central London and 6.5 miles from Heathrow Airport. The A4 is approximately half a mile from the building and junction 2 of the M4 is approximately 2.5 miles distant. Isleworth train station is only a short distance away providing direct trains to London Waterloo, with an estimated journey of 35 minutes.

DESCRIPTION: The property comprises a self-contained office building, on ground and two upper storeys, together with a car park to the rear for 40 cars.

SPECIFICATION:

- A 6 person passenger lift
- Underfloor and perimeter trunking
- Gas central heating
- Suspended ceilings
- WC's on each floor
- Kitchen
- 40 on site car parking spaces

ACCOMMODATION:

Ground Floor:	5,101 Sq Ft	(474 Sq M)
First Floor:	6,223 Sq Ft	(578 Sq M)
Second Floor:	6,265 Sq Ft	(582 Sq M)
Total Available:	17,589 Sq Ft	(1,634 Sq M)

FREEHOLD: The **Freehold** is being offered with vacant possession, at a guide price of **£2,250,000**, subject to contract.

LEASE: A new FRI lease for a term to be agreed on either the whole building or on a floor - by - floor basis. Very attractive rental terms are being offered.

RENT: Year 1 - £5.00 per sq ft exclusive
Year 2 - £7.50 per sq ft exclusive
Year 3 - £10.00 per sq ft exclusive

VIEWING: By appointment through joint sole agents

Vokins -

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SUBJECT TO CONTRACT