



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

SELF-CONTAINED MODERN OFFICE BUILDING

IN TOWN CENTRE POSITION

8,209 SQ FT (762.6 SQ M)

TO LET – NEW LEASE



**462 LONDON ROAD
ISLEWORTH
MIDDLESEX
TW7 4ED**

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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:

The property is situated prominently fronting the London Road (A315) in Isleworth, within the London Borough of Hounslow.

Isleworth railway station is directly opposite, providing a regular service to Central London (journey time is 27 minutes to Vauxhall and 33 minutes to London Waterloo). There are banks, shops and restaurants conveniently located within the immediate vicinity, just a short walk from the building. Osterley underground station (Piccadilly line) is the nearest tube station, being approximately 5 minutes driving distance.

The property is approximately 9 miles west of Central London and 7 miles east of Heathrow Airport. The M4 and M25 motorways are easily accessible.

DESCRIPTION:

462 London Road comprises a purpose built self-contained office building of 8209 sq ft, constructed during the mid 1980's over ground a two upper floors, providing the following amenities:-

- Suspended ceiling with recessed lighting
- Air conditioning system
- Raised access floor with carpet tiles
- Passenger lift
- Double glazing
- Separate male and female toilets on each floor
- Reception area
- Minimum 24 on site car parking spaces (1:342 sq ft)
- Good floor to ceiling height (2.60m)

TERMS: A new FRI lease on terms to be agreed.

RENT: £17 per sq.ft. exclusive.

BUSINESS RATES: Rateable value £78,000

Rates Payable: £32,292 (estimate) - £3.95 per sq.ft.
(1st April 2010 – 31st March 2011)

VIEWING / FURTHER INFORMATION Available through sole agents **VOKINS**

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SUBJECT TO CONTRACT

Regulated by RICS