



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**WAREHOUSE/ INDUSTRIAL UNIT
9,278 SQ FT (861.93 SQ M)**

TO LET

Photo to be inserted

**UNIT 4, FLEMING WAY, WORTON ROAD,
ISLEWORTH, MIDDLESEX, TW7 6EU**

TELEPHONE: 020 8400 9000 FAX: 020 8400 9001

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ
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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 unit is situated on the Fleming Way Industrial Estate, on Fleming Way, off Worton Road, Isleworth, close to the A310 Twickenham Road, in turn providing access to the A4 Great West Road with links to Heathrow and the M4, and the A316 Chertsey Road leading to the M3 motorway and Central London.

DESCRIPTION: The unit is of a steel portal frame construction with brick and profile metal cladding. There are offices on both the ground and first floor.

AMENITIES: The warehouse benefits from the following amenities:-

- Roller Shutter Door
- Strip Lighting
- Concrete flooring
- Eaves height of 6m rising to 7.8m
- Yard Area
- Gas blower heating system

The Office benefits from:-

- Suspended ceiling
- Recessed lighting
- Carpeting
- Gas fired central heating

ACCOMODATION:

	Sq Ft	Sq m
Warehouse	8,705	808.73
Offices	573	53.2
TOTAL	10,967	861.93

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

RENT: £7.75 per sq ft. exclusive

RATES: Rateable Value: £64,500
Rates payable: £31,282.50

VIEWING: Through joint agents:-

VOKINS –
Ref: John Vokins
Tel: 020 8400 9000

COLLIERS CRE -
Ref: Patrick Rosso
Tel: 01895 457 714

SUBJECT TO CONTRACT