



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

OFFICE SUITE

IN MODERNISED PROMINENT DETACHED OFFICE BUILDING

1,300 Sq ft (120.7 sq m)

TO LET



**GROVE HOUSE
551 LONDON ROAD
ISLEWORTH
MIDDLESEX, TW7 4DS**

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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: Grove House occupies a prominent position on the south side of London Road (A315), located approximately 8 miles west of London, Hounslow, Twickenham and Brentford town centres are close by and the national motorway system is easily accessible via the M4 which is approximately 10 minutes away. Isleworth British Rail Station and Hounslow East Underground Station (Piccadilly Line) are both within easy walking distance and the local shopping facilities of Isleworth Town Centre are found only a few hundred meters away on the High Street.

DESCRIPTION: Grove House occupies a prominent corner location within the Town Centre in close proximity to the principal commercial and retailing centre. The property has been sympathetically refurbished, providing contemporary new quality details and fittings. With open plan arrangement the building offers comfortable accommodation, which is highly adaptable to suit most requirements. The suites are fitted to a high standard, and carpeted throughout. Grove House benefits from a specification including:

SPECIFICATION:

- Attractive reception area
- Excellent natural light
- Entry phone system
- Suspended ceiling with category II lighting
- Central heating
- Secondary glazed windows
- Automatic passenger lift
- New carpeting
- Perimeter cable trunking
- Secure on site car parking (1:405 sq ft ratio)
- WC's and kitchenette on each floor
- CCTV in operation on site
- Full wheelchair and disabled access

ACCOMMODATION:

First floor: 1,300 Sq Ft (120.7 Sq M)

Total available: 1,300 Sq Ft (120.7 Sq M)

RENT: £17.00 per sq ft, exclusive of rates, service charge and other outgoings.

TERMS: New full repairing and insuring leases will be granted. Generous rent free periods are potentially available, subject to terms and status – further information upon application.

VIEWING: By appointment through sole agents

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SUBJECT TO CONTRACT