



VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

FIRST FLOOR MODERN SELF-CONTAINED UNIT

**FIRST FLOOR – 910 sq ft, (84.5 sq m) Gross Internal
(COMPRISES AIR-CONDITIONED OFFICE SPACE)**

TO LET



**Unit 3
The Metro Centre
St John's Road
Isleworth, Middlesex
TW7 6NJ**

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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 located on an established business park, known as The Metro Centre, off St John's Road, Isleworth, close to its junction with London Road (A315), approximately mid-way between Hounslow and Brentford. Isleworth mainline station is a short walk away with the nearest underground stations being Osterley and Hounslow East (Piccadilly line). The main Great West Road (A4) is within one kilometre; both the A4 and the M4 Motorway offer access to Heathrow Airport, the M25 Motorway and Central London.

DESCRIPTION: The property comprises a two storey modern property where the ground and first floors are presented as self-contained units, accessed via a shared reception area. The first floor comprises a mixture of open plan and cellular offices. Quality furniture is available if required.

The approximate gross internal area of each unit is as follows:

	SQ FT	SQ M
<u>First Floor Offices Total</u>	<u>910</u>	<u>84.5</u>
<i>Net internal=</i>	<i>815</i>	<i>75.7</i>

AMENITIES: The unit offer the following amenities:

- WC Facilities
- Kitchenette
- Full Carpeting to offices
- Suspended Ceiling to offices
- Recessed Category II lighting to offices
- Private parking
- Air Conditioning to offices
- Electric wall mounted heaters
- CCTV + Alarm system

LEASE: New full repairing and insuring leases for a term to be agreed.

RENT: First Floor - £15,000 per annum exclusive

RATES: First Floor - Rateable Value £13,250, Rates payable in the year up to 1 April 2008 @ 0.444 = £5,883.

Intending lessees should make their own enquiries and satisfy themselves in respect of the accuracy of this information before acting upon it.

LEGAL COSTS: Incoming tenant to bare both parties legal costs.

VIEWING: By prior appointment with sole agents VOKINS.

Contact: Joanne Davis - j.davis@vokins.co.uk 020 8400 8899
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SUBJECT TO CONTRACT