



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## MODERN SELF-CONTAINED BUSINESS UNIT

2,170 sq ft, (201.6 sq m)

**TO LET - NEW LEASE  
OR  
MAY SELL FREEHOLD**



**Unit 5  
The Metro Centre  
St John's Road  
Isleworth, Middlesex  
TW7 6NJ**

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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 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 mile; 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. The ground floor provides a loading door and can be utilised as shell production / storage space. The first floor comprises a mixture of open plan and cellular offices.

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

	<b>SQ FT</b>	<b>SQ M</b>
Ground Floor	1,075	99.8
First Floor	1,095	101.8
<b>TOTAL</b>	<b>2,170</b>	<b>201.6</b>

**AMENITIES:** The unit offer the following amenities:

- Separate male and female WC Facilities
- Kitchenette
- Carpeting to offices
- Suspended ceilings
- Recessed lighting
- Private parking for 6 cars
- Electric wall mounted heaters
- Alarm system

**TERMS:** Either:-

**Lease** – a new full repairing and insuring lease for a term to be agreed

**Rent** – **Year 1** = £19,000, **Year 2** = £20,000 & **Year 3** = £21,000

**Or:-**

**Sale** – Freehold £350,000.

**Note:** The owner has advised us that the property is not elected for VAT, so this will not apply.

**BUSINESS RATES:** The rateable value of the premises is £19,500. The rates payable in the present rating year equate to £9,457.50 (£4.35 per sq.ft. approximately).

**SERVICE CHARGE:**

We understand there is a small annual service charge for the maintenance and upkeep and management of the common parts of the estate equating to approximately £450.00 per annum.

**LEGAL COSTS:** Each party to be responsible for payment of their own.

**VIEWING:** By prior appointment with sole agents VOKINS:- 020 8400 9000

Contact: Joanne Davis - [j.davis@vokins.co.uk](mailto:j.davis@vokins.co.uk) 020 8400 8899

**SUBJECT TO CONTRACT**