



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

## MODERN SELF-CONTAINED BUSINESS UNIT

3,243 sq ft, (302.2 sq m)

**FOR SALE**



**Unit 8  
The Metro Centre  
St John's Road  
Isleworth, Middlesex  
TW7 6NJ**

**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 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. Internally, the unit is configured to provide a reception and ground floor, separate male and female WC's, a storage area and offices. The first floor consists of open plan and cellular offices with a kitchen. Externally, the unit has a yard together with 5 car parking spaces.

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

	<b>SQ FT</b>	<b>SQ M</b>
Ground Floor	1,526	141.8
First Floor	1,727	160.4
<b>TOTAL</b>	<b>3,243</b>	<b>302.2</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 5 cars
- Central heating
- Yard area

**TERMS:** Freehold Price: £400,000

**BUSINESS RATES:** The rateable value of the premises is £28,500. The rates payable in the present rating year equate to £13,822.50 (£4.26 per sq.ft. approximately).  
Intending lessees must make their own enquiries of London Borough of Hounslow Business Rates Department (Tel: 0208 583 5708).

**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**