



# VOKINS

CHARTERED SURVEYORS, COMMERCIAL PROPERTY CONSULTANTS

**REVISED ECONOMICAL RENTAL TERMS**

**IMPORTANT GRADE II LISTED GEORGIAN PROPERTY**

**RETAINING SEVERAL PERIOD FEATURES**

**PROMINENTLY LOCATED WITH MAIN ROAD FRONTAGE**

**GROSS INTERNAL FLOOR AREA: 4,823 SQ FT (448.1 SQ M) -  
NET INTERNAL FLOOR AREA: 3336 SQ FT (309.9 SQ M)**

**TO LET – NEW LEASE**



**VAN GOGH HOUSE  
158-160 TWICKENHAM ROAD  
ISLEWORTH  
MIDDLESEX TW7 7DL**

**TELEPHONE: 020 8400 9000 FAX: 020 8400 9001**

PROSPECT HOUSE, 67 BOSTON MANOR ROAD, BRENTFORD, MIDDLESEX TW8 9JQ  
[info@vokins.co.uk](mailto:info@vokins.co.uk) [www.vokins.co.uk](http://www.vokins.co.uk)

**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:** Van Gogh House is prominently located fronting the Twickenham Road (A310) within a short walk of Old Isleworth and the River Thames. The A316, which becomes the M3 is approximately one mile from the subject property and the A4 is approximately 1.25 from north of the property, providing access to Junction 2 of the M4 and Heathrow Airport. Isleworth railway station is the nearest, providing regular links to Waterloo. Isleworth is thus a convenient location to travel to and from Central London, Heathrow and M25 destinations.

**Description:** The property comprises self-contained Grade II listed Georgian period building over ground and two upper floors, plus an ancillary basement area.

The property has an interesting history, we understand it was originally constructed as a single residential dwelling. In Victorian times, the property was used in part as a preparatory school and for a period Vincent Van Gogh taught and resided here, which is commemorated by the English Heritage blue plaque erected to the front of the building.

In around 2004, the building was sympathetically refurbished by developers Crest Nicholson, who simultaneously developed the landscaped quality residential property development to the rear of the building.

Externally, the building comprises a well proportioned Georgian House, constructed of brick elevations, sash windows, incorporating a dentilled eaves cornice underneath a hipped slated roof.

Internally, several period features are retained to include a decorative period staircase, wood panelling to most office rooms and fire places although these appear to be of a later date than the original building. In addition, there is carpeting, central heating (not tested) and perimeter trunking with some secondary glazing. There is a single disabled WC facility on the ground floor, separate male and female toilets, plus a kitchen on the second floor. The basement has been used for storage and archive purposes previously.

**Floor Areas:**

	Gross Internal		Net Internal	
	Sq M	Sq Ft	Sq M	Sq Ft
Ground Floor (includes Reception Hall)	111.3	1,198	76.96	828
First Floor	111.3	1,198	73.95	796
Second Floor	116.1	1,250	78.26	842
Basement	109.3	1,176	80.74	869
<b>Totals:</b>	<b>448.1</b>	<b>4,823</b>	<b>309.9</b>	<b>3,336</b>

**Lease:** A new FRI lease is available for a period to be agreed at a stepped exclusive rental starting from £37,500 per annum, rising to £42,500 per annum.

**Business Rates:** The property is split into five different assessments with a total rateable value of £33,100. The total rates payable in the year 1 April 2009-2010 would therefore be in the order of £16,053.35. Intending lessees must make their own enquiries of London Borough of Hounslow Business Rates Department (Tel: 0208 583 5708).

**Possession:** The property is now vacant and available for occupation immediately upon completion of legal formalities.

**Viewing Arrangements:** Through sole agents Vokins, reference  
John Vokins - Tel: 0208 400 8895; E-mail: [j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
Joanne Davis – Tel: 0208 400 8899; E-mail: [j.davis@vokins.co.uk](mailto:j.davis@vokins.co.uk)