

**FREEHOLD FOR SALE – TWO STOREY BUSINESS
UNIT WITH GOOD CAR PARKING PROVISIONS**



**Unit 9 The Metro Centre
St. Johns Road, Isleworth TW7 6NJ**

**4,270 SQ. FT.
(396.7 SQ.M.)**

Unit 9 Metro Centre, St John's Road, Isleworth TW7 6NJ

Location

The Metro Centre is a well-established business park located off St John's Road, Isleworth, close to its junction with London Road (A315), approximately mid-way between Hounslow and Brentford.

The nearest train station is Isleworth mainline station, and there are a range of nearby bus routes.

The nearest London underground station is at 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.



A4 – Great West Road (Osterley)	0.7 miles
M4 – Brentford (Junction 2)	3.8 miles
Heathrow Airport – Terminal 4	4.1 miles
M25 – Heathrow (Junction 14)	8.6 miles



Isleworth (British Mainline)	0.2 miles
Syon Lane (British Mainline)	1.0 miles
Hounslow East (Piccadilly Line)	1.1 miles
Osterley (Piccadilly Line)	1.1 miles

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The Property

The property comprises a modern two storey business unit fitted to a high standard with production / showroom / office space over ground and first floors.

Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor	2,175	202.1
First Floor (part mezzanine)	2,095	194.6
TOTAL	4,270	396.7



Amenities

The property benefits from the following amenities: -

- 6 car parking spaces
- Loading door with glazed showroom entrance
- Air conditioning
- Separate pedestrian entrance
- Mixture of strip, spot and panel lighting
- First floor production space
- Partitioned office suites
- Good storage provisions
- Kitchen
- WC facilities

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Freehold

£1,200,000 (One Million, Two Hundred Thousand Pounds).

Rates

According to the Valuation Office website the current rateable value of the property is £35,500.

Rates payable 2020/2021 = approximately £18,176 per annum.

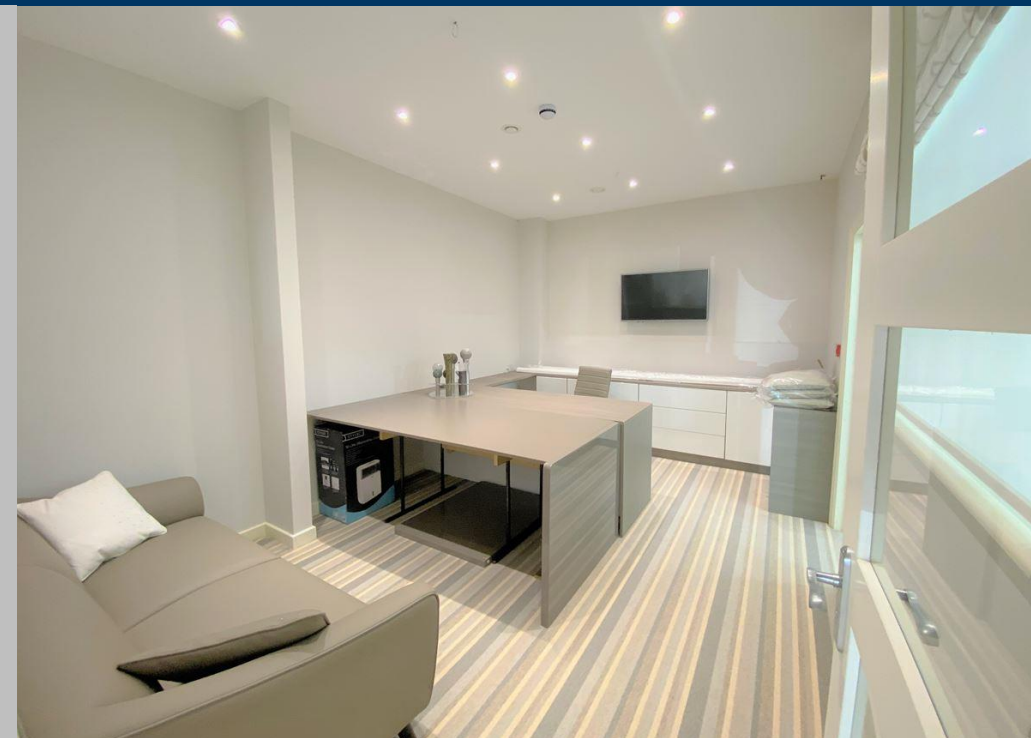
All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

VAT

VAT may be applicable.

Legal Costs

Each party to bear their own legal costs.



Energy Performance Certificate

EPC Rating: E (101)

Viewing

Strictly through prior arrangement with sole agent Vokins.



Misrepresentation Act 1967

Every care has been taken in 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.

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