

**TO LET – BUSINESS UNITS WITH FIRST  
FLOOR OFFICES AND ON-SITE CAR PARKING**



**ANTHONY JAMES  
MANSER**



**Unit 8 Worton Court**

**Worton Road, Isleworth, TW7 6ER**

**906 Sq. Ft.**

**(84.16 Sq. M.)**

# Unit 8 Worton Court, Worton Road, Isleworth, TW7 6ER

## LOCATION

The properties are located within Worton Hall Industrial Estate complex, located immediately off Worton Road, approximately 1.7 miles from Chertsey Road (A316) and 2 miles from the Great West Road (A4) which provides excellent road communications via the North and South Circular Roads and the M4 and M3 motorways.

Central London is circa 11 miles to the east and Heathrow is circa 4 miles to the west.

Hounslow East (Piccadilly Line), Hounslow (British Mainline) and Isleworth (British Mainline) are approximately 0.9 miles distant. Hounslow Central is also within walking distance and there are numerous bus routes.



A4 Great West Road	1.6 miles
M4 – Heston	2.8 miles
M3 – Sunbury	4.7 miles
Heathrow Airport (Terminal 4)	5.7 miles



Hounslow East ( Piccadilly Line)	0.9 miles
Isleworth (British Mainline)	0.9 miles
Hounslow (British Mainline)	0.9 miles
Hounslow Central	1.4 miles

## THE PROPERTY

The property comprises two storey storage unit with first floor offices, which we believe were constructed in the late 1980s. The unit benefit from double loading doors approximately 3.55m eaves height to the ground floor and car parking space in the central forecourt and additional car park.

The present use of the premises comprises a mixture of office and storage space on the ground floor with office on the first-floor.

## TERMS

A new FRI lease is available for a term to be agreed.

**Accommodation and rent detailed overleaf.**

## RATES

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

## AMENITIES

- Double leaf doors for ground floor loading
- Allocated car parking spaces
- 3.55m eaves height to ground floor
- Mixture of CAT II and strip lighting
- WC facilities
- Suitable for a variety of business uses

## SERVICE CHARGE

To be confirmed.

## VAT

VAT is applicable.

## EPC

Further details available from the agents.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly through prior arrangement with joint sole agent Vokins or Anthony James Manser.



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Unit	Status	Sq. ft. Ground Floor	Sq. m. Ground Floor	Sq. ft. First Floor.	Sq. m. First Floor	Total GIA sq. ft.	Total GIA sq. m.	Rent psf.	Rent pax
1	LET	1,058	98.3	1,132	105.2	2,190	203.5	£14.50	£31,761.58
2	LET	428	39.8	427	39.7	855	79.5	£15.00	£12,840.00
4	LET	428	39.8	425	39.5	854	79.3	£15.00	£12,803.66
5	LET	437	40.6	436	40.5	873	81.1	£15.00	£13,094.28
6	LET	831	77.2	831	77.2	1,662	154.4	£14.50	£24,098.22
7	LET	456	42.4	451	41.9	907	84.3	£15.00	£13,610.95
8	AVAILABLE	453	42.08	453	42.08	906	84.16	£15.00	£13,590.00
9	LET	1,040	96.6	1,014	94.2	2,054	190.8	£14.50	£29,779.41
10	LET	439	40.8	439	40.8	878	81.6	£15.00	£13,175.01
13	LET	421	39.1	422	39.2	843	78.3	£15.00	£12,642.20
14	LET	1,067	99.1	1,155	107.3	2,222	206.4	£14.50	£32,214.20
<b>TOTAL</b>		<b>453</b>	<b>42.08</b>	<b>453</b>	<b>42.08</b>	<b>906</b>	<b>84.16</b>		

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