

**TO LET - WAREHOUSE / TRADE COUNTER UNIT
WITH GATED YARD AND 7M MINIMUM EAVES**



**Unit 11 Clock Tower Industrial Estate
Clock Tower Road, Isleworth TW7 6GF**

**4,452 sq. ft.
(413.6 sq. m.)**

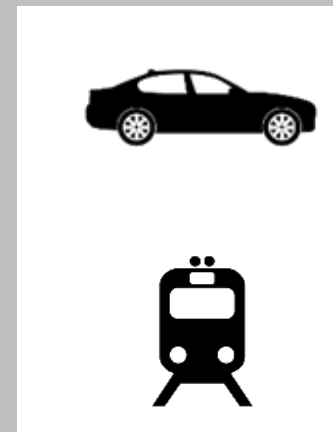
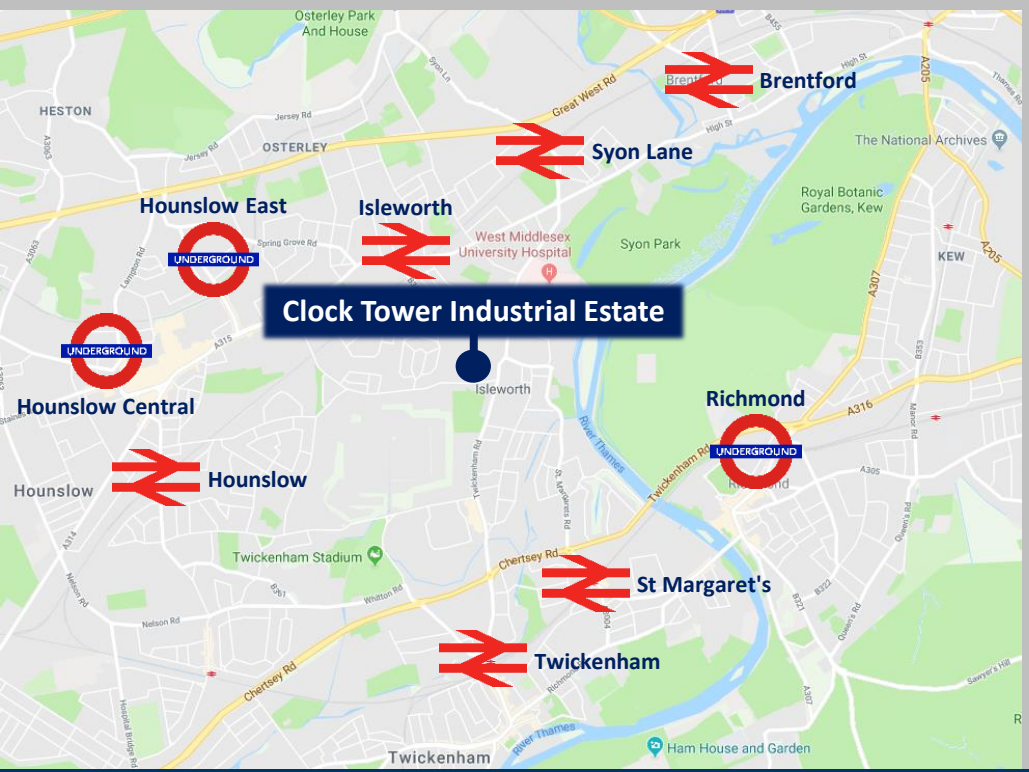
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Location

The Clocktower Industrial Estate I located off Worton Road, Isleworth, within 100 meters of the junction with the A310 Twickenham Road.

The A316 is within 2 miles and provides direct access into Central London and the M3 motorway.

Isleworth town centre is approximately 2 miles away and provides local retail and banking facilities. Isleworth and St Margaret's British rail stations are close by, which connects to London Water in approximately 35 minutes.



A316 – Chertsey Road	1.0 mile
A4 – Great West Road	1.4 miles
M3 – Junction 1	5.4 miles
Heathrow Airport – Terminal 4	6.2 miles
Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.4 miles
Hounslow East (Piccadilly Line)	1.5 miles
Richmond (District / Overground)	1.7 miles

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The Property

Unit 11 comprises a mixture of ground floor warehouse / production space with first floor floors.

The unit benefits from three phase power, gas central heating, an electric loading door, separate pedestrian entrances, male and female WCs and good car parking provisions.

Accommodation

The property offers the following approximate Gross External Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Warehouse	3,403	316.1
First Floor – Offices	1,049	97.5
TOTAL	4,452	413.6



Amenities

The property benefits from the following amenities: -

- Electric up and over shutter loading door
- Minimum eaves height of 7m
- Gated yard and car parking
- Floor lighting in warehouse
- Three phase power & gas supply
- First floor offices
- Kitchenette
- Central heating to offices
- Separate male & female WCs
- 24-hour access

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Terms

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

Rent

£77,910 + VAT per annum exclusive (£17.50 psf.).

Rates

According to the Valuation Office website the current rateable value of the property is £42,000.

Rates payable 2021/2022 = approximately £21,504 per annum.

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

Service Charge

Approximately £0.50 psf. per annum.

VAT

VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

Energy Performance Certificate

Further details available from the agents.

Viewing

Strictly through prior arrangement with joint sole agent Vokins or JLL.



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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