



891 Great West Road, Isleworth, TW7 5PD

£ 54,000 Per Annum

 Isleworth

 Light Industrial /
Office

 TW7 5PD

Highlight Features

- ✓ All bills included
- ✓ Business Rates Included
- ✓ Easy Access for Deliveries
- ✓ Near Syon Lane / Osterley Stations
- ✓ Three Parking Spaces
- ✓ Two WCs

Description

ALL INCLUSIVE light industrial unit to let in sought after 'Golden Mile' in Isleworth. This property is split into three parts, consisting of ground floor warehouse unit with mezzanine, first floor office and separate workshop / storage unit. Further benefits include 2 x WCs, kitchenette, 3 x parking spaces, easy access for deliveries, loading and unloading. Rent includes all usual bills, Wi-Fi in the first-floor office and warehouse, building insurance and most importantly business rates. No service charges or management fees.

Location:

Situated just off Great West Road also known as A4 in Isleworth this unit is strategically located within short drive to M4. Local area has great transport links and easy road access to Central London, Heathrow and surrounding areas. Syon Lane mainline station is within 5 minutes' walk with regular trains running into Clapham Junction and London Waterloo. Osterley tube (Piccadilly line) is within 12 minutes walk. H91 bus stop to Hammersmith is right in front of the building.

Accommodation:

Ground Floor warehouse and mezzanine: 2,491 sq ft | 231 sq m

First Floor office: 527 sq ft | 49 sq m

Storage unit / workshop: 689 sq ft | 64 sq m

Total: 3,707 sq ft | 344 sq m

Terms:

Available by a way of a new letting outside Landlord and Tenant Act 1954 for a term to be negotiated at an annual rent of £54,000 + VAT. Rent includes all usual bills, Wi-Fi in the first-floor office and warehouse, building insurance and most importantly business rates. No service charges or management fees.

Usage:

We believe the premises fall under Class B8 (storage and distribution, warehousing, logistics centres, self-storage facilities, and outdoor storage) of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Hounslow council.

Business rates:

Applicants are advised to make their own enquiries with London Borough of Hounslow council.

Value Added Tax:

Vat is applicable on the rent.

EPC:

Energy performance rating: D (98).

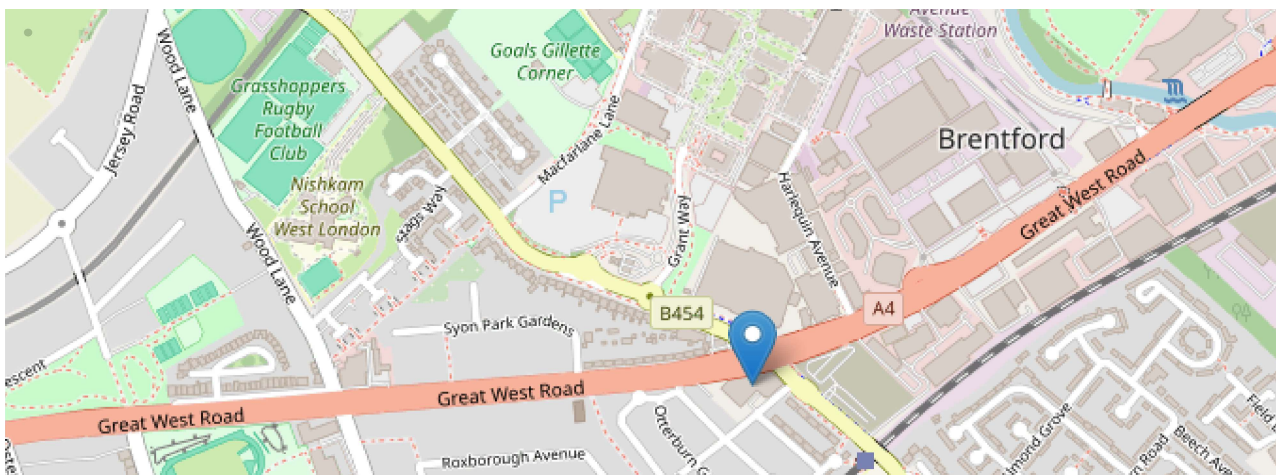
Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

Viewings:

Strictly by an appointment via sole agent Kingworths.

Map



Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

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