

# UNITS TO LET

# 4,449 - 10,612 ft<sup>2</sup>



UNITS TO BE  
REFURBISHED



ESTABLISHED  
TRADE LOCATION



HIGH QUALITY  
SPECIFICATION



[www.ipif.com/clocktower](http://www.ipif.com/clocktower)

WAREHOUSE / TRADE COUNTER UNITS TO LET

## CLOCK TOWER INDUSTRIAL ESTATE

CLOCK TOWER ROAD, ISLEWORTH, TW7 6GF

# IPIF

# UNIT 12

## ACCOMMODATION

Available accommodation comprises of the following gross external areas (GEA):

UNIT 12	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	3,400	315.9	B - 50 *
First Floor	1,049	97.4	
<b>TOTAL</b>	<b>4,449</b>	<b>413.3</b>	

\* EPC to be reassessed following refurbishment.

## SPECIFICATION

- To be refurbished
- PV roof panels
- First floor office accommodation
- Glazed entrance doors
- Electric up and over door
- 35 kN/m<sup>2</sup> floor loading
- Gated yard and parking
- 3 phase power
- Clear internal height from 7.3m
- Kitchenette
- CCTV & security patrols
- Gated estate

All photos taken prior to last tenancy. Unit will be refurbished to a similar standard.



# UNITS 16 & 17

## ACCOMMODATION

Available accommodation comprises of the following gross external areas (GEA):

UNIT 16	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	4,510	419	C-55*
First Floor	858	79.7	
<b>TOTAL</b>	<b>5,368</b>	<b>498.7</b>	

UNIT 17	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	4,437	412.2	C-55*
First Floor	807	75	
<b>TOTAL</b>	<b>5,244</b>	<b>487.2</b>	

UNIT 16 & 17 COMBINED	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	8,947	831.2
First Floor	1,665	154.7
<b>TOTAL</b>	<b>10,612</b>	<b>985.9</b>

\* EPC to be reassessed following refurbishment.

## SPECIFICATION

- To be refurbished
- Prominent - facing estate entrance
- First floor office accommodation
- Glazed entrance doors
- Kitchenette
- Gated estate
- Allocated car parking
- Electric up and over loading doors
- 3 phase power
- 35 kN/m<sup>2</sup> floor loading
- Clear internal height from 7m
- CCTV & security patrols

All photos taken prior to last tenancy. Unit will be refurbished to a similar standard.



# UNIT 19

## ACCOMMODATION

Available accommodation comprises of the following gross external areas (GEA):

UNIT 19	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	4,585	426.0	C - 55 *
First Floor	849	78.9	
<b>TOTAL</b>	<b>5,434</b>	<b>504.9</b>	

\* EPC to be reassessed following refurbishment.

## SPECIFICATION

- To be refurbished
- Prominent - facing estate entrance
- First floor office accommodation
- Glazed entrance doors
- Kitchenette
- Gated estate
- Allocated car parking
- Electric up and over loading doors
- 3 phase power
- 35 kN/m<sup>2</sup> floor loading
- Clear internal height from 7m
- CCTV & security patrols

All photos taken prior to last tenancy. Unit will be refurbished to a similar standard.



# UNIT 134

## ACCOMMODATION

Available accommodation comprises of the following gross external areas (GEA):

UNIT 134	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	4,690	435.7	D - 96 *
First Floor	740	68.8	
Outside Store	194	18.0	
<b>TOTAL</b>	<b>5,624</b>	<b>522.5</b>	

\* EPC to be reassessed following refurbishment.

## SPECIFICATION

- To be refurbished
- Two storey offices
- Glazed entrance doors
- Roller shutter door
- Clear internal height 3.9m
- Forecourt parking
- Shared loading area
- LED lighting
- Carpeted throughout
- Male/Female WCs
- 24/7 access

All photos taken prior to last tenancy. Unit will be refurbished to a similar standard.



# UNIT 1437

## ACCOMMODATION

Available accommodation comprises of the following gross external areas (GEA):

UNIT 1437	FT <sup>2</sup>	M <sup>2</sup>	EPC
Ground Floor	4,714	438.0	C - 74 *
First Floor	667	62.0	
TOTAL	5,381	500.0	

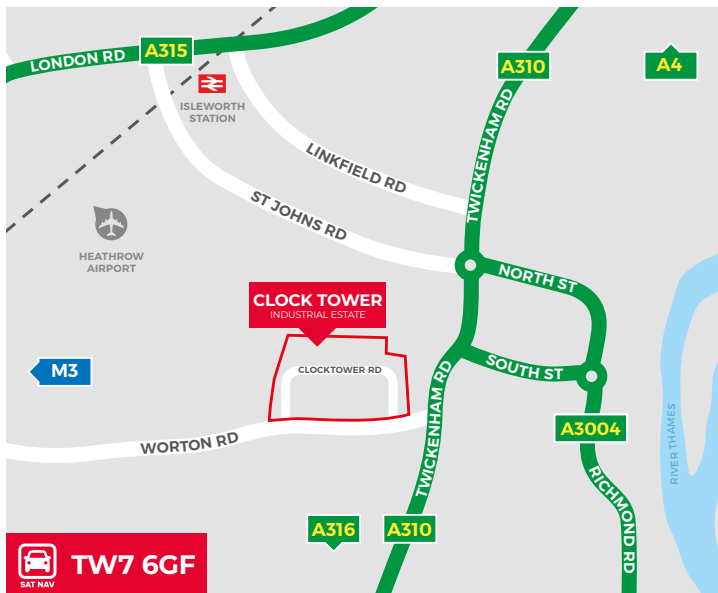
\* EPC to be reassessed following refurbishment.

## SPECIFICATION

- To be refurbished
- First floor office accommodation
- Glazed entrance doors
- Double height loading door
- Clear internal height 5.1m
- LED lighting
- Double glazed windows
- Gated yard and ample parking
- 3 phase power
- CCTV & security patrols

All photos taken prior to last tenancy. Unit will be refurbished to a similar standard.





## LOCATION

Clock Tower Estate is a well established industrial estate situated directly off Worton Road, Isleworth close to the junction with the A310 Twickenham Road. The A310 southbound joins the A316, a main arterial route joining the A4 into Central London (11 Miles) and the M3/M25 (6 and 11 miles respectively) and the rest of the motorway network. To the north of the estate, the A4 (1 ¼ miles) gives access to Heathrow Airport and the M4 (8 miles and 3 miles respectively). Isleworth Station provides services into London Waterloo. Osterley Underground Station (Piccadilly Line) also serves Central London and Heathrow Airport.

The estate is ideally placed to service local areas such as Chiswick (5 miles), Richmond (2.5 miles) and Brentford (2.1 miles)

## DESCRIPTION

The estate is arranged over two phases with the most modern units located in a central core. These units benefit from steel portal frames with profile elevations. Office accommodation is located to the first floors and are fully fitted whilst the warehouses have electric powered up and over loading doors and 3 phase power. Unit 12 of this phase also benefits from a fenced yard area.

The remainder of the estate forms an outer crescent shape with some units benefiting from self contained yards, office accommodation over two levels and parking. The whole gated estate benefits from 24 hour access and a ready working population available locally.

## LEASE TERMS

The units are available on a new full repairing and insuring lease.



## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

Full EPCs are available on request.

On behalf of the landlord

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