

TO LET/FOR SALE- GRADE II LISTED OFFICE BUILDING  
WEST LONDON RIVERSIDE LOCATION  
PROPOSALS FOR RESIDENTIAL CONVERSION ARE NOT INVITED



**Holland House**  
6 Church Street, Old Isleworth, TW7 6XB

**4,396 SQ. FT.**  
(408.4 SQ. M.)  
May Split

## Location

Holland House is situated on Church Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames.

The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow Airport is circa. 6 miles to the west.

The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network.

Public transport facilities include Isleworth and St. Margaret's British Rail stations, which gives access to Clapham Junction and London Waterloo within approximately 30 minutes.



There are retail, restaurants and public house facilities all conveniently located within the local vicinity.



Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.1 miles
Syon Lane – (British Mainline)	1.1 miles
Richmond (District/Overground)	1.5 miles



A4 – Great West Road	1.3 miles
M4 - Brentford (Junction 2)	2.5 miles
Heathrow Airport (Terminal 4)	5.0 miles
M3 - Sunbury	5.7 miles

## The Property

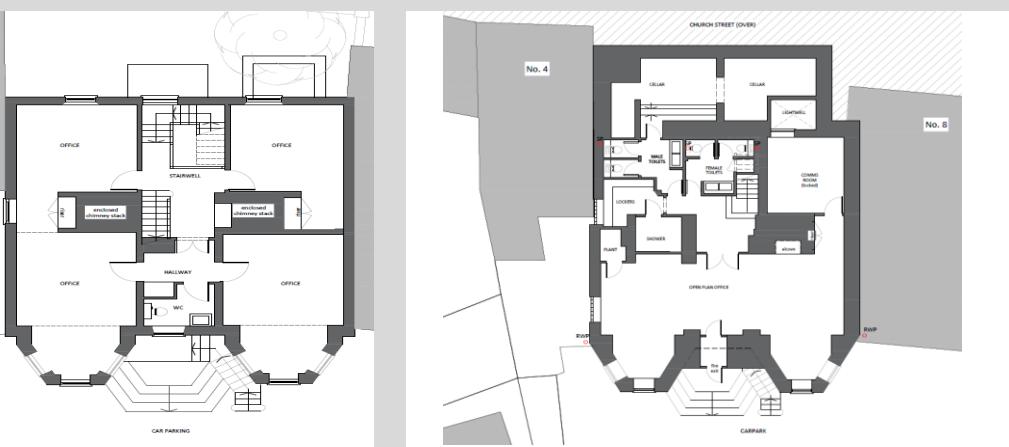
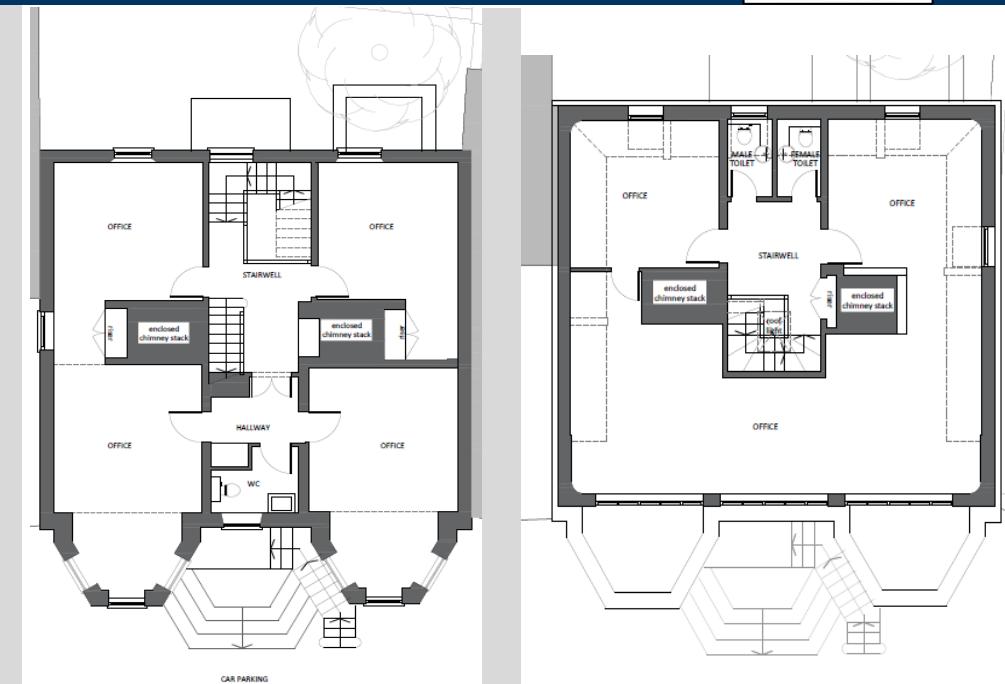
Holland House comprises an imposing period Georgian building, over a ground floor, two upper storeys and a lower ground floor, together with car parking to the rear.

## Accommodation

The property comprises the following approximate net internal floor area: -

Floor	Area sq. ft.	Area sq. m.
Cellar	242	22.5
Lower Ground Floor	856	79.5
Ground Floor (inc. reception)	1,122	104.3
First Floor	1,300	120.8
Second Floor	875	81.3
<b>TOTAL</b>	<b>4,396</b>	<b>408.4</b>

On a gross internal basis, the building totals 5,425 sq. ft. (504 sq. m).



## Amenities

- Self-contained period building
- Secure gated car parking
- Reception area on ground floor
- Period feature staircase
- Kitchens and breakout area
- Period features
- Air conditioning
- River views from rear elevation

## Terms

### New FRI lease:

A new FRI lease for a term to be agreed at a rental of £23.00 psf. exclusive of all other outgoings, with 50% rate applied to the cellar area.

### Sale:

Alternatively, our client will consider granting a new 125 year lease at a ground rental for commercial / business uses only. Offers in excess of £2,000,000

Further information available from the agents.

Please note that applicants seeking residential conversion opportunities will not be accepted under either lease scenario.

## Business Rates

We understand from the Valuation Office website the building has a rateable value of £52,000. On that basis, for budgeting purposes, rates payable would be approximately £26,624 in the year 1 April 2021 – 31 March 2022.

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

## VAT

We understand that this property is elected for VAT.

## Use Class

Business uses within class E will be considered as will other alternative employment generating uses. The property is presently used as offices.

## EPC

D: 82 valid until 28th April 2028.



## Legal Costs

Each party to bear their own legal costs.

## Viewing

Strictly through prior arrangement with sole agents 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.

### **Anti Money Laundering Legislation**

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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