

**VIRTUAL FREEHOLD (999-YEAR) INVESTMENTS FOR SALE
INCOME PRODUCING 50/50 BUSINESS UNITS WITH CAR PARKING**



**ANTHONY JAMES
MANSER**

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MULTIPLE UNITS AVAILABLE (12 OUT OF 14) – TENANTS UNAFFECTED



Worton Court

Worton Hall Industrial Estate, Worton Road, Isleworth, TW7 6ER

**843 – 15,102 sq. ft.
(78 – 1,403 sq. m.)**



Location

Worton Court is located within the Worton Hall Industrial Estate, situated immediately off Worton Road in Isleworth.

Isleworth is a suburban town located in the London Borough of Hounslow. It is situated on the banks of the River Thames and enjoys close proximity to the River Thames, Syon Park and other historical landmarks.

Local amenities include the much acclaimed London Apprentice and other traditional pubs, restaurants, delicatessens and retail facilities.


Kew Gardens, Twickenham Stadium and Hounslow and Richmond upon Thames town centre are also located within driving distance.

Worton Court is approximately 1.7 miles from Chertsey Road (A316) and 1.5 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 approximately 11 miles to the east and Heathrow is 4 miles west.

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

1	M25 - Junction 13 - Staines	9.7 miles
2	Heathrow Airport	4.2 miles
3	A4 – Great West Road	1.5 miles
4	M3 - Junction 1 – Sunbury-on-Thames	5.1 miles
5	Worton Court	-
6	Isleworth Station	0.9 miles
7	Isleworth High Street	1.0 miles
8	Richmond Town Centre	3.2 miles
9	Richmond Park	5.0 miles

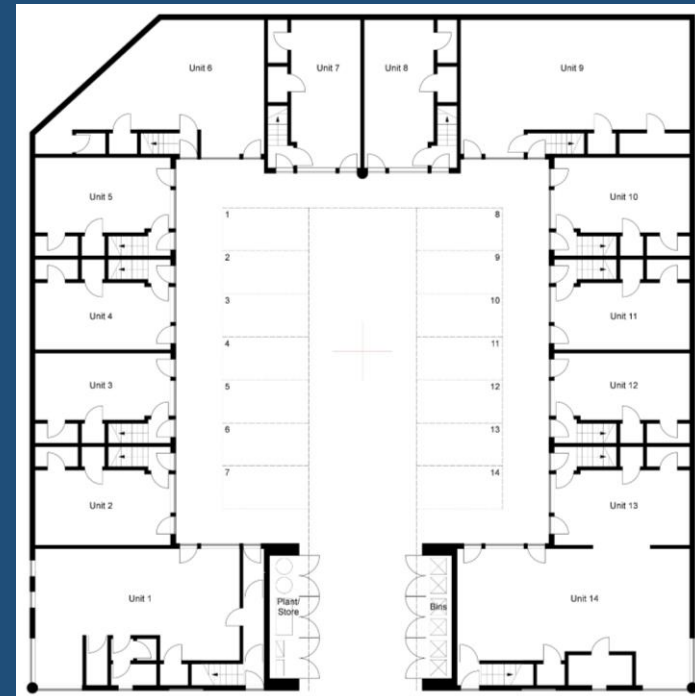
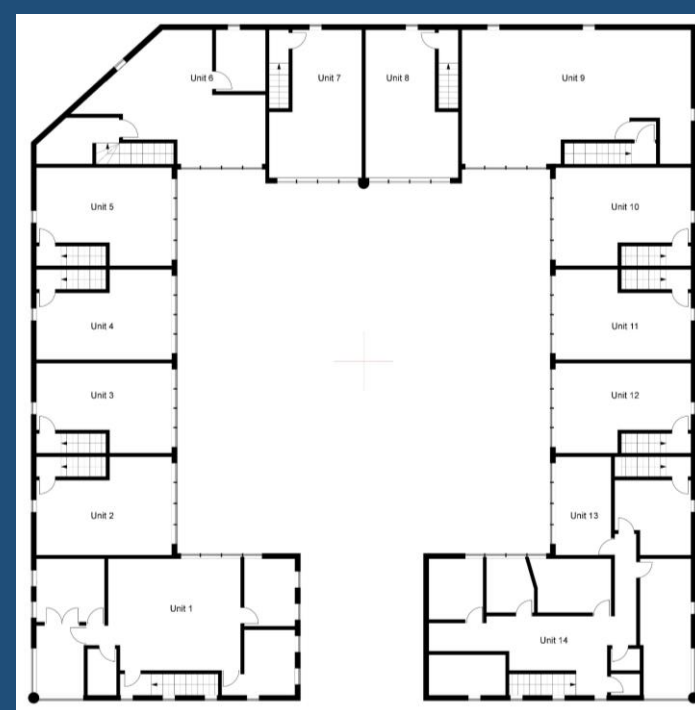
	Hounslow East (Piccadilly Line)	0.9 miles
	Isleworth (British Mainline)	0.9 miles
	Hounslow (British Mainline)	0.9 miles
	Hounslow Central	1.4 miles

The Properties

The properties comprise two storey storage units with first floor offices, which we believe were constructed in the 1980s.

The units benefits from double loading doors to the ground floor and one car parking space each in the central forecourt.

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



Worton Court, Worton Hall Industrial Estate, Worton Road, Isleworth, TW7 6ER

Virtual Freehold

The properties are individually available by way of a 999-year long leasehold (virtual freehold), at a peppercorn ground rent, if demanded.

VAT

VAT is applicable on some of the properties as detailed in the availability schedule overleaf.

Legal Costs

Each party to bear their own legal costs.

Business Rates

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

Service Charge

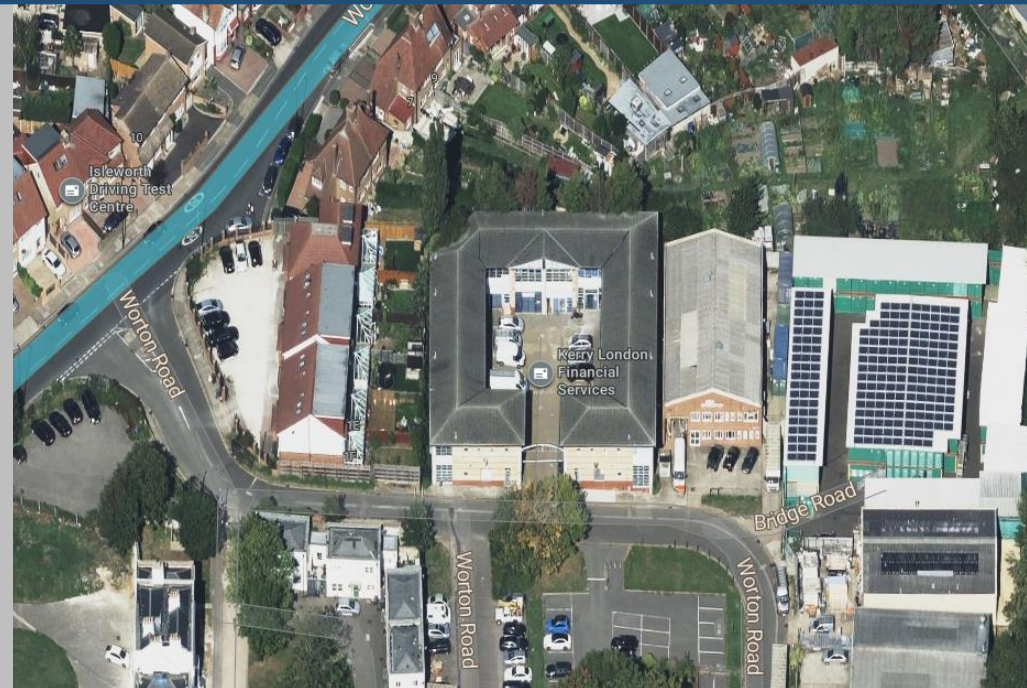
A service charge is applicable in relation to the maintenance of the common areas of the estate. Further details available from the agents.

EPCs

EPCs have been commissioned. Further details available from the agents.

Viewing

Through prior arrangement with joint sole agents Vokins and Anthony James Manser.



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. April 2023.

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Tenancy Schedule											
Unit	Floor Area (sq. ft.)	Floor Area (sq. m.)	Current Rent pax.	Current Rent £ psf.	ERV £ psf.	ERV £ pax.	Tenancy End	Rent Review	Guide Price £ psf.	Guide Price	VAT
Unit 1	2,190	204	£25,000	£11.42	£19.50	£49,275	31/08/2024	N/A	£347	£760,000	Yes
Unit 2	862	80	£15,000	£17.40	£21.00	£21,550	31/05/2024	N/A	£418	£360,000	No
Unit 4	862	80	£15,000	£17.40	£21.00	£21,550	17/10/2023	N/A	£418	£360,000	No
Unit 5	862	80	£15,000	£17.40	£21.00	£21,550	21/03/2025	N/A	£418	£360,000	No
Unit 6	1,662	154	£33,000	£19.86	£19.50	£38,226	14/02/2026	N/A	£355	£590,000	No
Unit 7	907	84	£18,140	£20.00	£21.00	£22,675	06/07/2024	N/A	£419	£380,000	No
Unit 8	898	83	£14,000	£15.59	£21.00	£22,450	30/06/2026	April 2024	£418	£375,000	No
Unit 9	2,052	191	£25,000	£12.18	£19.50	£46,170	01/09/2024	N/A	£346	£710,000	Yes
Unit 10	879	82	£16,000	£18.20	£21.00	£21,975	24/06/2025	N/A	£421	£370,000	No
Unit 12	879	82	£15,000	£17.06	£21.00	£21,975	30/04/2024	N/A	£421	£370,000	Yes
Unit 13	843	78	£13,200	£15.66	£21.00	£21,075	31/10/2023	N/A	£421	£355,000	No
Unit 14	2,206	205	£40,000	£18.13	£19.50	£49,635	31/01/2026	N/A	£347	£765,000	No
Total / Average	15,102	1,403	£244,340	£16.69	£20.50	£358,106			£395.60	£5,755,000	