UNITS TO LET

3,558 - 10,612 ft²

UNITS TO BE REFURBISHED

ESTABLISHED TRADE LOCATION

HIGH QUALITY SPECIFICATION



www.ipif.com/clocktower

WAREHOUSE / TRADE COUNTER UNITS TO LET

CLOCK TOWER INDUSTRIAL ESTATE

CLOCK TOWER ROAD, ISLEWORTH, TW7 6GF

IPIF

UNIT 3

ACCOMMODATION

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

UNIT 3	FT²	M²	EPC
Ground Floor Warehouse	2,620	243.4	B - 41 *
First Floor Office	938	87.1	
TOTAL	3,558	330.5	

* EPC to be reassessed following refurbishment.

SPECIFICATION

- To be refurbished
- First floor office accommodation
- Glazed entrance doors
- Electric up and over loading door
- Clear internal height from 7m
- LED lighting
- Double glazed windows
- Allocated car parking
- 3 phase power
- CCTV & security patrols




Indicative image


Indicative image

UNITS 16 & 17

ACCOMMODATION

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

UNIT 16	FT²	M²	EPC
Ground Floor	4,510	419	C - 55 *
First Floor	858	79.7	
TOTAL	5,368	498.7	

UNIT 17	FT²	M²	EPC
Ground Floor	4,437	412.2	C - 55 *
First Floor	807	75	
TOTAL	5,244	487.2	

UNIT 16 & 17 COMBINED	FT²	M²
Ground Floor	8,947	831.2
First Floor	1,665	154.7
TOTAL	10,612	985.9

* 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/m² 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 128

ACCOMMODATION

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

UNIT 128	FT²	M²	EPC
Ground Floor	4,187	389	A
First Floor	645	60	
TOTAL	4,832	449	

SPECIFICATION

- EV charging points
- PV roof panels
- 6m eaves height
- Electric loading door
- Gated loading area
- Trade/reception area
- WCs
- First floor mezzanine
- Minimum of 4 parking spaces
- Loading bay
- CCTV & security patrols







UNIT 142

ACCOMMODATION

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

UNIT 142	FT²	M²	EPC
Ground Floor	4,743	440.7	D - 78 *
First Floor	784	72.8	
TOTAL	5,527	513.5	

* EPC to be reassessed following refurbishment.

SPECIFICATION

- To be refurbished
- First floor office accommodation
- Glazed entrance doors
- Electric up and over loading door
- Clear eaves height of 5.88m
- LED lighting
- Double glazed windows
- Allocated car parking
- 3 phase power
- CCTV & security patrols







UNIT 1437

ACCOMMODATION

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

UNIT 1437	FT²	M²	EPC
Ground Floor		8.0	C - 74 *
First Floor		62.0	
TOTAL	5,381	500.0	

UNDER OFFER

* EPC to be reassessed following refurbishment.

SPECIFICATION

- 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 has been refurbished to a similar standard.







UNIT 1439

ACCOMMODATION

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

UNIT 1439	FT²	M²	EPC
Ground Floor Warehouse	3,166	294.1	C - 71 *
Ground Floor Office	675	62.7	
First Floor Office	676	62.8	
TOTAL	4,517	419.6	

* EPC to be reassessed following refurbishment.

SPECIFICATION

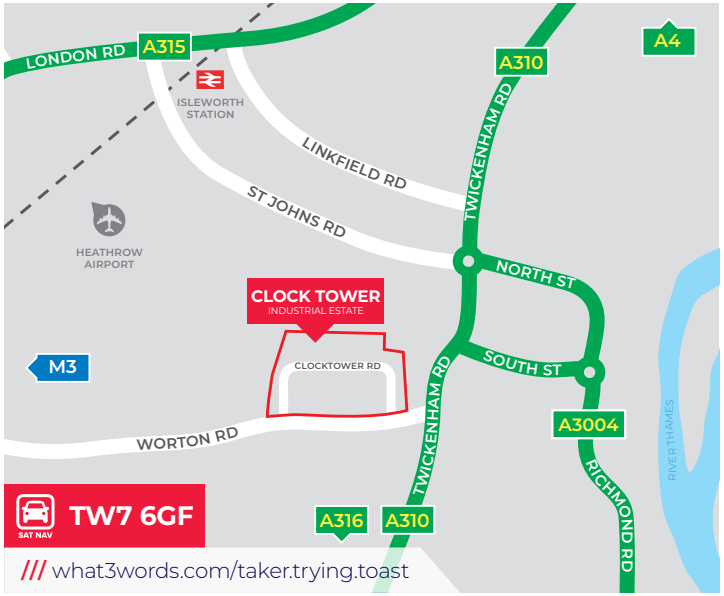
- To be refurbished
- First floor office accommodation
- Glazed entrance doors
- Double height loading door
- Clear internal height 5.1m
- LED lighting
- Double glazed windows
- Gated yard and ample parking
- 3 phase power
- CCTV & security patrols




Indicative image


Indicative image





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.

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 new full repairing and insuring leases.

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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