



Unit 14 Isleworth Business Complex

St Johns Road, Isleworth, TW7 6NL

Industrial / Warehouse Unit

1,230 sq ft

(114.27 sq m)

- Clear eaves 2.9m rising to 6.2m
- Loading bay
- Concertina loading door
- Allocated parking spaces
- 3 Phase power & gas
- WC & teapoint
- Translucent roof panels
- Mezzanine storage
- Close proximity to A4 & M4
- Walking distance to Isleworth Overground Rail Station

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Summary

Available Size	1,230 sq ft
Price	£495,000
Business Rates	Interested parties are advised to obtain this figure form the Local Authority.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Isleworth Business Complex is located on St. John’s Road, Isleworth, which connects the A310 Twickenham Road and the A315 London Road providing access into Central London. The A4 is approximately 1 mile away providing access to to the M4 approx. 2.6 miles away, with Isleworth Overground Rail Station only a 8 minute walk away.

Travel Distances

- A4 - 0.9 miles
- M4 - 2.6 miles
- Isleworth Overground Rail Station - 0.3 miles
- Heathrow Cargo Terminal - 6.8 miles

Source: Google Maps

Description

The property comprises of an end of terraced steel portal framed warehouse unit under a mono pitched roof. Access to the warehouse is provided via a dedicated loading bay and a concertina loading door. The property also benefits 3 phase power, gas and a max eaves of 6.24m. Allocated parking spaces are located to the front elevation of the unit.

Tenure

Freehold.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

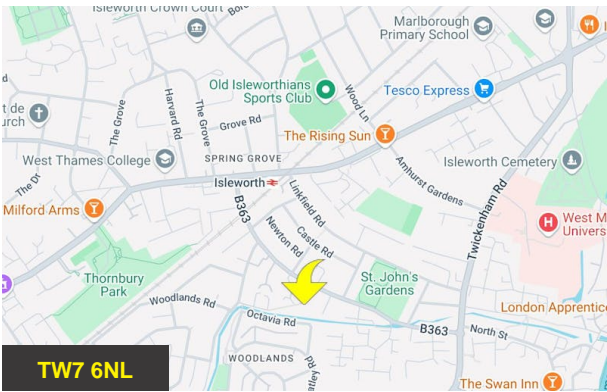
Description	sq ft	sq m
Ground Floor Warehouse	1,230	114.27
TOTAL	1,230	114.27
Mezzanine	1,072	99.59

Anti-Money Laundering (AML) Requirements

Interested parties will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Disclaimer

None of the amenities have been tested by Telsar.



Viewing & Further Information



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