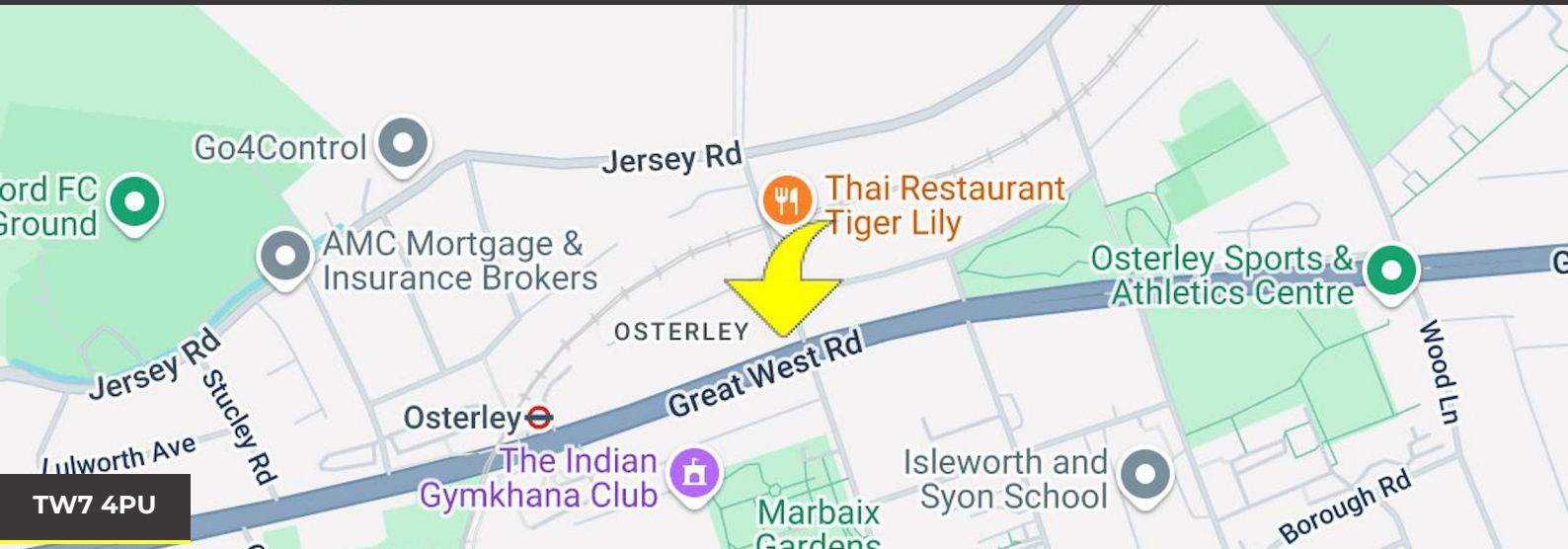


TO LET**RARE PROMINENT DETACHED OFFICE / STORAGE BUILDING WITH
GENEROUS PARKING PROVISIONS****WHAT3WORDS: MYSELF.MODEST.BLOCKS****Westar House****690 Great West Road, Isleworth, TW7 4PU****3,963 SQ FT (368.17 SQ M)**

- Positioned directly on Great West Road (A4)
- Covered loading area with secure storage unit
- Generous parking provisions
- High quality office accommodation
- Kitchenette
- Walking distance to Osterley UG Station
- Close proximity to Heathrow Airport
- Short term income for the first floor (Achieving £19,500 per annum, mutual break option on April 2026)
- Power & gas
- Shutters to entrance door
- WC's on each floor
- LED Lighting
- Close proximity to M4

Location

The site is excellently located on the corner of Thornbury Road and prominently fronting the A4 (Great West Road) with access from either road. The A4 provides access via The Parkway (A312) to the M4 Motorway at Junction 3, thereafter interlinking with the M5 London's Orbital Route and National Motorway network, additionally providing access to Heathrow Airport (Terminals 2&3) located only a 20 minute drive to the west of the premises. The site further benefits from brisk 4 minute walk from Osterley Underground Station (Piccadilly Line) allowing even greater access to Central London and the surrounding areas.



Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Office	820	76.18
First Floor Office	820	76.18
Covered Loading	623	57.88
Storage	258	23.97
Total Building	2,521	234.21
Site Area	3,963	368.17

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

Summary

Available Size	3,963 sq ft
Tenure	New Lease
Rent	Rent on application
Business Rates	Interested parties are advised to obtain this figure form the Local Authority
Legal Fees	Each party to bear their own costs
VAT	Applicable
EPC Rating	Upon enquiry

Description

The site comprises a prominent two storey office / storage building with a covered loading and storage unit to the rear. The high quality office accommodation is accessed via the reception area benefitting from security shutters, gas central heating and welfare facilities. To the rear of the building lies a covered loading / parking area with a secure storage unit. Parking is allocated to the front of the site with a access road leading to the covered storage, with the site accessible from both Great West Road and Thornbury Road.

Tenure

Leasehold - The premises are available by way of a new full repairing and insuring lease for a term of years to be negotiated subject to periodic rent reviews. Any lease will be contracted outside the provisions of the 1954 Landlord and Tenant Act Part II (as amended).

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.



For further information or to arrange a viewing, please contact sole agents:

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