



Unit 4 Fleming Way Trading Estate

Worton Road, Isleworth, TW7 6EU

**Industrial / Warehouse / Trade
Counter Unit Available to Let on
Popular Trading Estate in
Isleworth in close proximity to A4
Great West Road**

9,610 sq ft

(892.80 sq m)

- Eaves Height 6.2m > 7.9m
- Electric Loading Door 5m (W) x 5m (H)
- 3 Phase 100 Amp Power & Gas Supply
- LED Warehouse Lighting
- GF / FF Purpose Built Offices With A/C
- 24/7 Access / Use

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Summary

Available Size	9,610 sq ft
EPC Rating	B (42)

Location

Fleming Way Trading Estate is situated directly off Worton Road, Isleworth close to the junction with the A310 Twickenham Road.

The A310 provides access to A316 a main arterial route joining the A4 into Central London (11 Miles) and the M3 (6 Miles) and M25 (11 miles).

To the north of the estate the A4 via Gillette Corner (1 ¼ Miles) provides quick access to Heathrow Airport (8.0 Miles) and the M4 (3.0 Miles)

Isleworth Station is within walking distance with regular train services into London Waterloo. Osterley Underground Station (Piccadilly Line) which is a 5 minute drive 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).

Accommodation

Comprising the following Gross External GEA Floor Areas

Name	sq ft	sq m
Unit - Warehouse	8,448	784.84
Unit - GF Office / Ancillary	581	53.98
1st - FF Office	581	53.98
Total	9,610	892.80

Specification

- Mid Terrace Modern/Industrial Warehouse Unit
- Eaves Height 6.2m rising to 7.9m
- 1 x Electric Loading Door 5m (W) x 5m (H) approx.
- 3 Phase 100 Amp Power & Gas Supply
- LED Lighting
- GF / FF Purpose Built Offices with Air Conditioning
- Separate Male / Female WCs
- Dedicated Service Yard Depth 17m
- Allocated Parking + EV Electric Charging Point
- 24/7 Access / Use

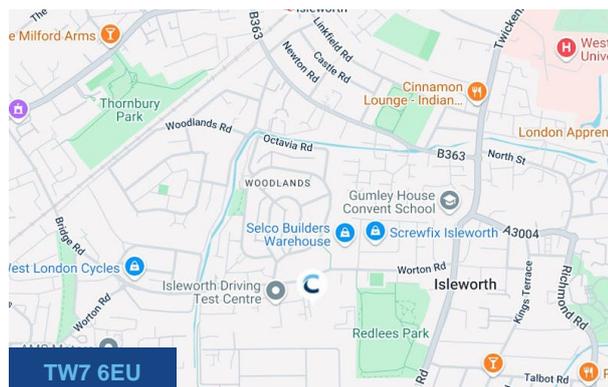
Terms

Available by way of a sublease or lease assignment or potentially a new lease direct with the Landlord.

Further details available upon request.

Viewings

Strictly through the Sole Agents COGENT REAL ESTATE



Viewing & Further Information



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