

# TO LET

79.5 sq. m ( 856 sq. ft) approx.

**2 Worton Court, Worton Road, Isleworth, Middlesex, TW7 6ER**

**SNELLER**  
**COMMERCIAL**  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

**020 8977 2204**

- **MODERN TWO STOREY BUSINESS UNIT**
- **LOADING DOORS TO FRONT**
- **PARKING**
- **AVAILABLE FREEHOLD OR TO LET ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

## 2 WORTON COURT, WORTON ROAD, ISLEWORTH, TW7 6ER

### LOCATION

The property is situated in Worton Court which forms part of the Worton Hall Estate off Worton Road in Isleworth. Worton Road connects with Twickenham Road (A310), providing access to the A316 Chertsey Road and A4 Great Western Road, leading to the M3 and motorway network. Isleworth and Hounslow Railway stations are within approximately 1¼ miles. Ivybridge Retail Park and Tesco Extra are situated off the Twickenham Road close to the A316.

### DESCRIPTION

This two storey business unit is situated within a purpose built development of 14 similar units, all of which face a central block paved courtyard. The property is currently arranged to provide office accommodation over ground and first floors, with a WC on the ground floor. The ground floor benefits from double loading doors to the front and there is one parking space to the front of the premises as well as the right to park 2 further cars within the Worton Hall Estate.

### ACCOMMODATION

The property has an approximate net internal floor areas:

Ground Floor	39.8 sq.m	428 sq.ft.
First Floor	39.7 sq.m	427 sq.ft
<b>TOTAL</b>	<b>79.5 sq.m</b>	<b>856 sq.ft</b>

### TENURE

Available on a new lease for a term by arrangement.

### RENT

£14,000 PER ANNUM.

### BUSINESS RATES

2017 Rateable Value: £10,000.

For confirmation of rates payable, please contact the business rates department of the London Borough of Hounslow.

### ENERGY PERFORMANCE RATING

Energy Rating: E107

A copy of the certificate is available on request.

### VIEWING

Strictly by appointment through Sole Agents.

### CONTACT DETAILS

Sharon Bastion  
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sharon@snellers.com

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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