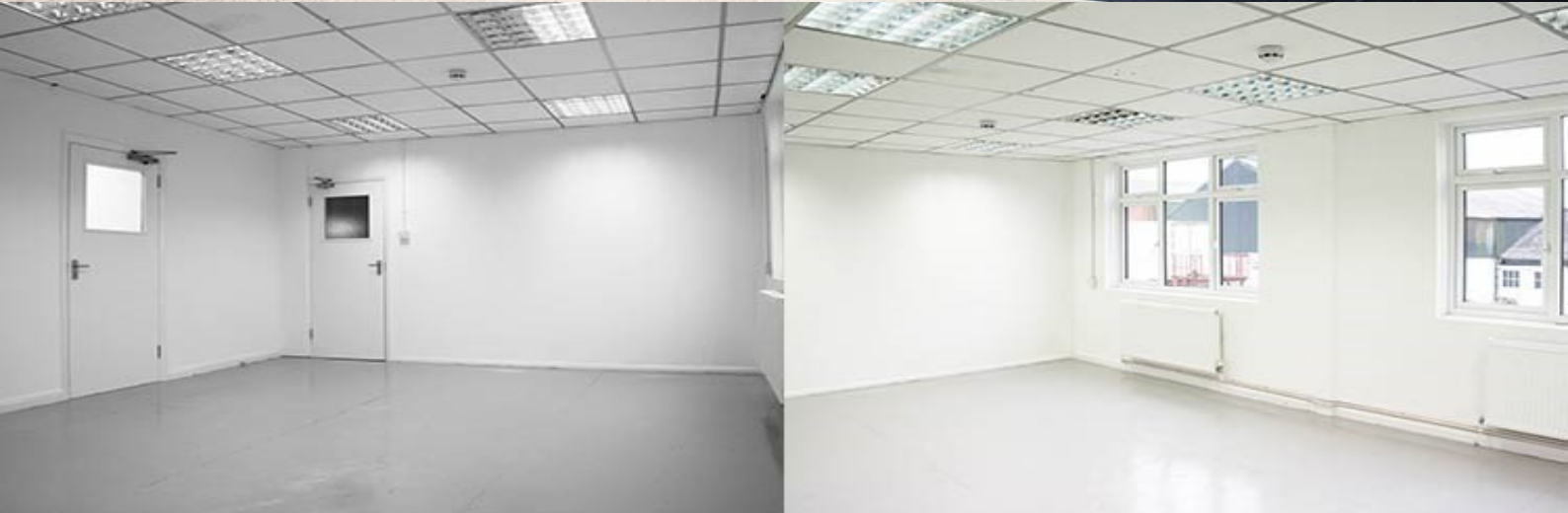


# TO LET

## ONLY ONE SUITE REMAINING

### WORTON HALL STUDIOS, WORTON HALL ESTATE, ISLEWORTH TW7 6ER

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



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

**020 8977 2204**

- **INDIVIDUAL ARTISTS STUDIOS/OFFICES**
- **GOOD NATURAL LIGHT AND HIGH CEILINGS**
- **PARKING**
- **REFURBISHED TO A HIGH STANDARD**
- **SHARED USE OF KITCHEN AND WC'S**

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.

# WORTON HALL STUDIOS, ISLEWORTH TW7 6ER

## LOCATION

Worton Hall Studios is situated within 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 West Road, leading to the M3 and motorway network.

Isleworth and Hounslow Railway stations are within approximately 1¼ miles and Ivybridge Retail Park and Tesco Extra are situated off the Twickenham Road close to the A316.

## DESCRIPTION

The property has been refurbished to a very high standard and other occupiers in the building include high profile artists and creative industries.

The individual studios are located on the first floor and benefit from good natural light and high ceilings.

There is shared use of newly refurbished kitchen and toilet facilities, as well as 24hr access to this gated secure complex with entry phone system.

## TENURE

A minimum 12 months term is required with further details upon request.

## RENT

Studio A: £16,250 per annum

Rent is inclusive of all utilities, buildings insurance and maintenance. Further details available upon request.

Rent is subject to VAT.

## VIEWING

Strictly by appointment through joint Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
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Niall Christian  
Michael Rogers  
020 8332 4591  
Niall.christian@michaelrogers.co.uk



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

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