

# TO LET

139 SQ. M (1497 SQ. FT) APPROX.

**STUDIO M, 7 WORTON HALL TRADING ESTATE, ISLEWORTH , TW7 6ER**

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



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

**020 8977 2204**

- **GROUND FLOOR WORKSHOP**
- **DOUBLE LOADING DOORS TO FRONT**
- **PARKING**
- **TENANTS MAY QUALIFY FOR 100% RATES RELIEF**

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.

# STUDIO M, WORTON HALL TRADING ESTATE, 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

This open plan warehouse is situated on the ground floor with 2m wide double loading doors to the front. Undergoing refurbishment with new self contained WC and kitchen facilities. Ceiling height 2.5m.

There is unallocated parking within the estate.

## ACCOMMODATION

The property has an approximate net internal floor area of:-

139 sq. m (1497 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£18,500 per annum exclusive.

The rent is subject to VAT.

## BUSINESS RATES

Rateable Value 2017: £11,000

A tenant may qualify for 100% rates relief and for confirmation of rates payable please contact the business rates department of the London Borough of Hounslow.

## ENERGY PERFORMANCE RATING

Energy Rating: B42

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion

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

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