

TO LET

160.4 sq. m (1727 SQ. FT) APPROX.

7A WORTON HALL TRADING ESTATE, ISLEWORTH , MIDDLESEX TW7 6ER

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **GROUND FLOOR INDUSTRIAL UNIT**
- **ROLLER SHUTTER LOADING**
- **PARKING**
- **REFURBISHED TO A HIGH STANDARD**
- **AVAILABLE 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.

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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.

7A comprises a ground floor workshop/ industrial unit benefitting from a roller shutter loading door to the front. Benefits include WC, kitchenette, 3 phase power, LED lighting, good natural light, double glazed windows and gas heating. Ceiling height 2.5m.

There is unallocated parking within the estate.

ACCOMMODATION

The property has an approximate gross internal floor area of 160.4 sq. m (1727 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£19,750 per annum

The rent is subject to VAT.

An estate charge is payable for the upkeep of the entrance gate and the estate.

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE RATING

Energy Rating: B38

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Joint Sole Agents.

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