

**FREEHOLD FOR SALE / TO LET – TWO STOREY
BUSINESS UNIT WITH CAR PARKING**

AVAILABLE JUNE 2026



Unit 5 The Metro Centre
St. Johns Road, Isleworth TW7 6NJ

2,170 SQ. FT.
(201.6 SQ. M.)

Unit 5 Metro Centre, St John's Road, Isleworth TW7 6NJ

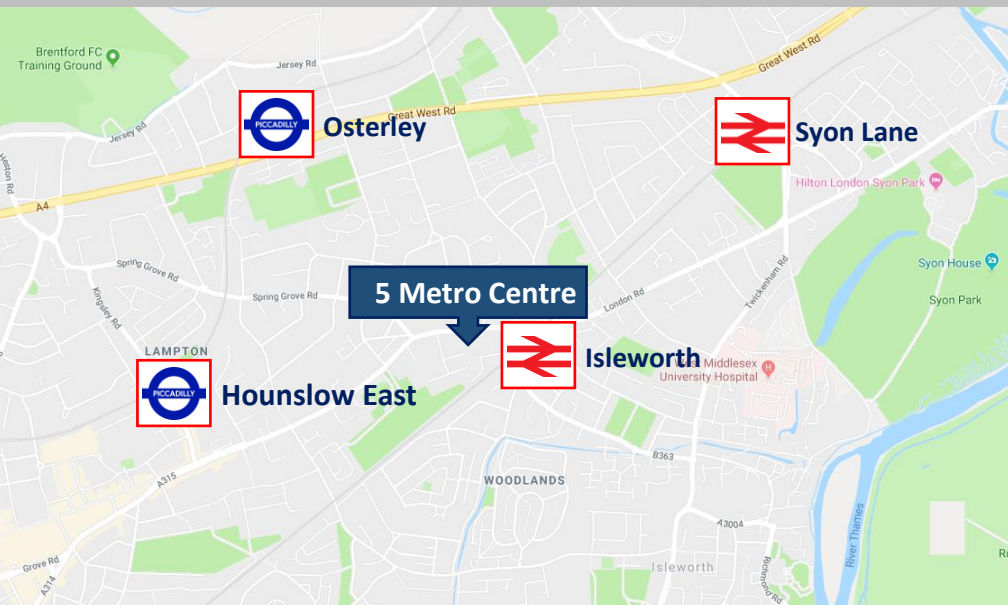
Location

The Metro Centre is a well-established business park located off St John's Road, Isleworth, close to its junction with London Road (A315), approximately mid-way between Hounslow and Brentford.

The nearest train station is Isleworth mainline station, and there are a range of nearby bus routes.

The nearest London underground station is at Hounslow East (Piccadilly line).

The main Great West Road (A4) is within one mile; both the A4 and the M4 Motorway offer access to Heathrow Airport, the M25 Motorway and Central London.



A4 – Great West Road (Osterley)	0.7 miles
M4 – Brentford (Junction 2)	3.8 miles
Heathrow Airport – Terminal 4	4.1 miles
M25 – Heathrow (Junction 14)	8.6 miles



Isleworth (British Mainline)	0.2 miles
Syon Lane (British Mainline)	1.0 miles
Hounslow East (Piccadilly Line)	1.1 miles
Osterley (Piccadilly Line)	1.1 miles

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The Property

The property comprises a two-storey modern framed warehouse with ground floor warehouse/storage and office/mezzanine space at first floor level.

Accommodation

The property offers the following approximate Gross Internal Accommodation:

Unit 5	Sq. Ft.	Sq. M.
Ground Floor	1,075	99.8
First Floor	1,095	101.8
TOTAL	2,170	201.6



Amenities

- Electric roller shutter loading door
- First floor office accommodation
- c. 6 car parking spaces
- Three phase power
- Separate pedestrian entrance
- Alarm system
- Air-conditioning (office)
- Kitchenette
- 2 WCs & shower
- Electric panel heaters (office)
- Security shutters on windows

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Freehold

Guide price: £675,000

Leasehold

A new FRI lease is available for a term to be agreed.

Rent: £40,000 per annum exclusive.

Business Rates

According to the Valuation Office Agency, the rateable value of the property is £38,250.

Transitional adjustments may apply – All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

Service Charge

Further details available from the agents.

VAT

We understand that the property is NOT elected for VAT.

Legal Costs

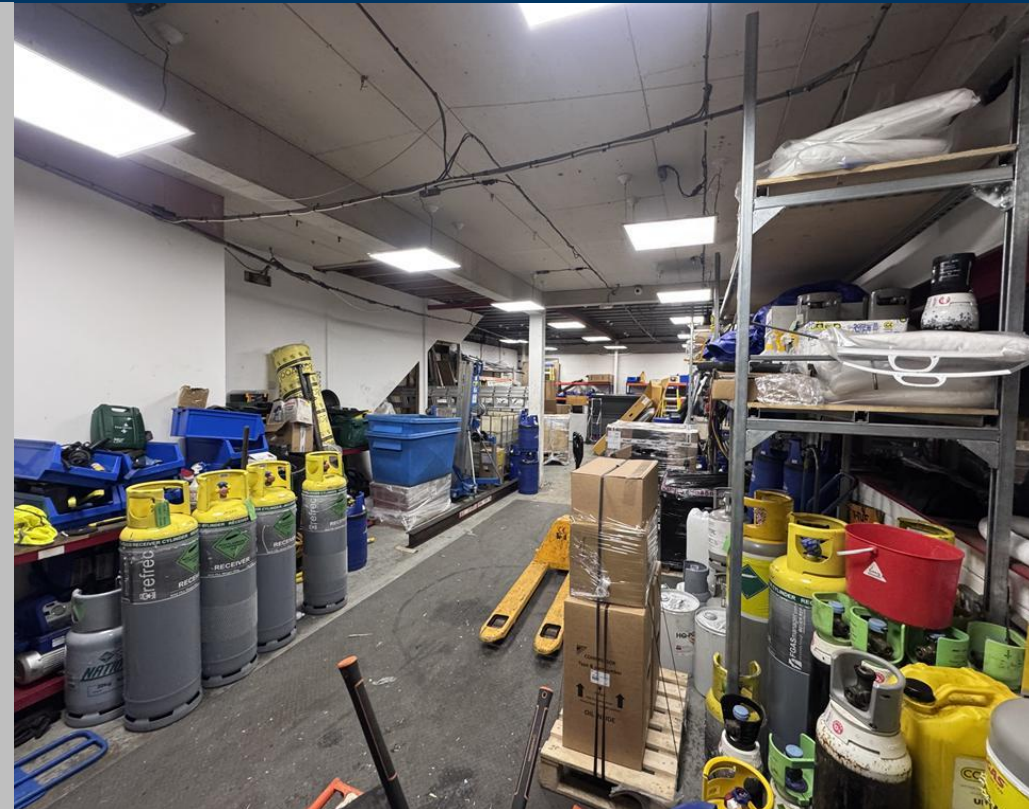
Each party to bear their own legal costs.

Energy Performance Certificate

B (49)

Viewing

Through prior arrangement with sole agents Vokins.



Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars. May 2026.

Anti Money Laundering Legislation

In accordance with the Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

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