TO LET – INDUSTRIAL WAREHOUSE WITH EXTERNAL YARD

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020 8400 9000
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Unit 20 Worton Hall Industrial Estate
Worton Road, Isleworth, TW7 6ER

5,806 sq. ft.
(539.4 sq. m.)

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Location

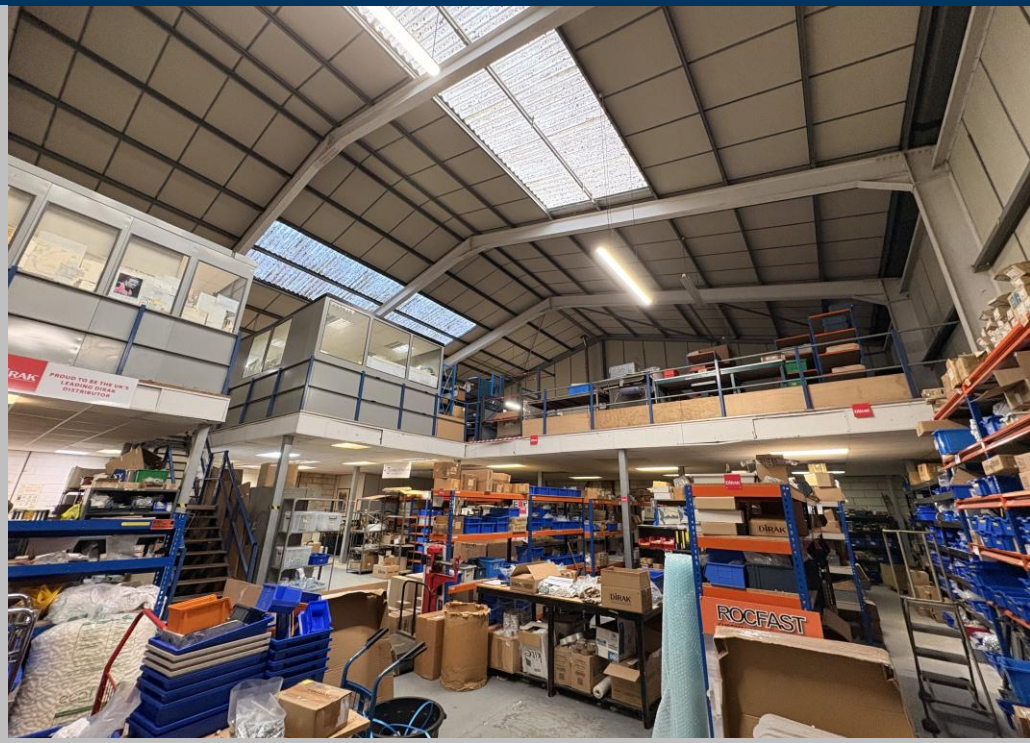
The property is located on Worton Hall Industrial Estate, immediately off Worton Road, approximately 1.7 miles from Chertsey Road (A316) and 2 miles from the Great West Road (A4) which provides road communications via the North and South Circular Roads and the M4 and M3 motorways.

Hounslow town centre is approximately 1.5 miles distant, which provides banking, retail, restaurant and leisure facilities.

Hounslow Station (British Mainline) and Isleworth (British Mainline) are both approximately 1.5 miles distant. Hounslow East and Hounslow Central are within 2 miles and there are numerous bus routes.

Central London is circa 11 miles to the east and Heathrow is circa 4 miles to the west.







A4 Great West Road	1.6 miles
M4 – Heston	2.8 miles
M3 – Sunbury	4.7 miles
Heathrow Airport (Terminal 4)	5.7 miles



Hounslow East (Piccadilly Line)	0.9 miles
Isleworth (British Mainline)	0.9 miles
Hounslow (British Mainline)	0.9 miles
Hounslow Central	1.4 miles

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The Property

The property comprises a detached industrial property with ground floor warehouse space with a single full height roller shutter and a three-storey ancillary internal offices to the front of the property.

The minimum eaves height of the warehouse measures at 6.7m to the underside of the haunch, with maximum at 9.2m to the inside of the steel frame at the apex. Internally, there is a first-floor mezzanine that covers circa 70% of the warehouse space.

Externally, to the front the property there is a secure yard which is currently operated for staff car parking.



Accommodation

The approximate gross internal accommodation is as follows:

Area	Sq. Ft.	Sq. M.
Ground Floor Industrial Warehouse	4,105	381.4
Ground Floor Offices	561	52.2
First Floor Offices	561	52.2
Second Floor Offices	579	53.8
Total	**5,806**	**539.4**

In addition, there are two mezzanine areas with an approximate combined area of c. 3,107 sq. ft. (288.6 sq. m.).

Amenities

- Minimum eaves height of 6.7m rising to 9.2m
- Three storey ancillary internal offices
- Fenced car parking / loading area
- Single full height roller shutter door
- Three phase power
- Strip lighting
- WCs
- Car parking

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Leasehold

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

Rent

£100,000 per annum exclusive (c. £17.22 psf.)

Business Rates

According to the Valuation Office Agency, the rateable value of the property is £99,000.

Transitional adjustments may apply – All applicants are advised to make their own enquiries through the local billing authority.

VAT

We have been advised that VAT is not applicable.

Service Charge

Further details available from the agent.

Legal Costs

Each party to bear their own legal costs.

EPC

To be reassessed – Further details available from the agents.

Viewing

Strictly through prior arrangement with sole agents Vokins.



Red line for illustrative purposes only

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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