NEW BUILD UNIT TO LET

4,832 ft² (449 m²)

TO BE REFURBISHED

PROMINENT TRADE LOCATION

HIGH QUALITY SPECIFICATION





www.ipif.com/clocktower

WAREHOUSE / TRADE COUNTER UNIT TO LET

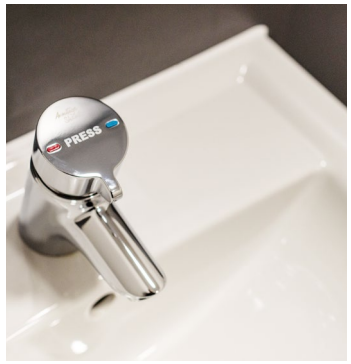
CLOCK TOWER INDUSTRIAL ESTATE

CLOCK TOWER ROAD, ISLEWORTH, TW7 6GF

IPIF


128
129



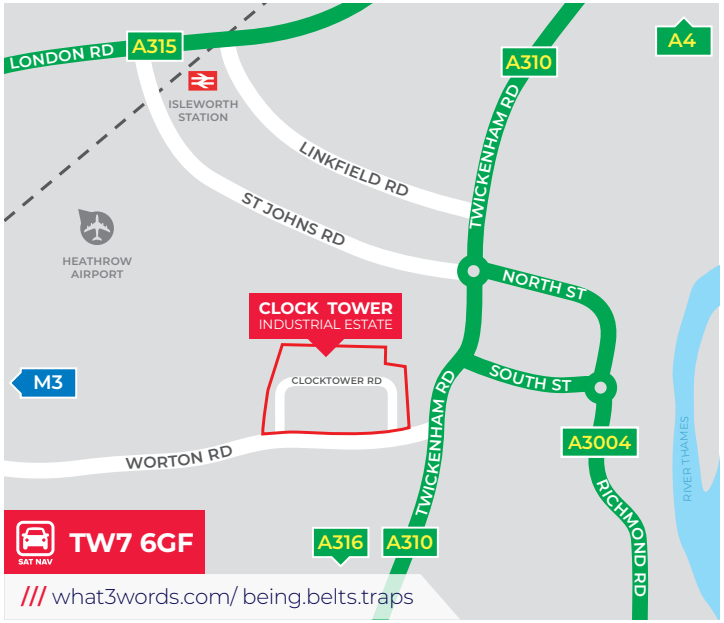

PRESS


MONTA









LOCATION

Clock Tower is a well established industrial estate situated directly off Worton Road, Isleworth close to the junction with the A310 Twickenham Road. The A310 southbound joins the A316, a main arterial route joining the A4 into Central London (11 Miles) and the M3/M25 (6 and 11 miles respectively) and the rest of the motorway network. To the north of the estate, the A4 (1 ¼ miles) gives access to Heathrow Airport and the M4 (8 miles and 3 miles respectively). Isleworth Station provides services into London Waterloo. Osterley Underground Station (Piccadilly Line) also serves Central London and Heathrow Airport.

The estate is ideally placed to service local areas such as Chiswick (5 miles), Richmond (2.5 miles) and Brentford (2.1 miles)

DESCRIPTION

A new roadside development comprising of a semi-detached trade warehouse unit which has separate loading and designated parking spaces. The unit is located at the front of the well-established Clock Tower Industrial Estate with direct visibility onto Worton Road.

Unit 128 is of a steel and brick portal frame construction with a trade counter/reception area at the front, clear span warehousing to the rear and first floor mezzanine. The unit has fully glazed customer entrances and a full height electric loading door.

UNIT 128	FT²	M²	EPC
Ground Floor Warehouse	4,187	389	B - 43
First Floor Mezzanine	645	60	
TOTAL (GEA)	**4,832**	**449**	

SPECIFICATION

- EV charging points
- PV roof panels
- 6m eaves height
- Electric loading door
- Gated loading area
- Trade/reception area
- WCs
- First floor mezzanine
- A minimum of 4 parking spaces

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

Full EPCs are available on request.



On behalf of the landlord

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