TO LET / MAY SELL - GROUND AND FIRST FLOOR CONTEMPORARY STYLE OFFICE WITH 10 CAR PARKING SPACES

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The Power House

1 Linkfield Road, Isleworth TW7 6QG

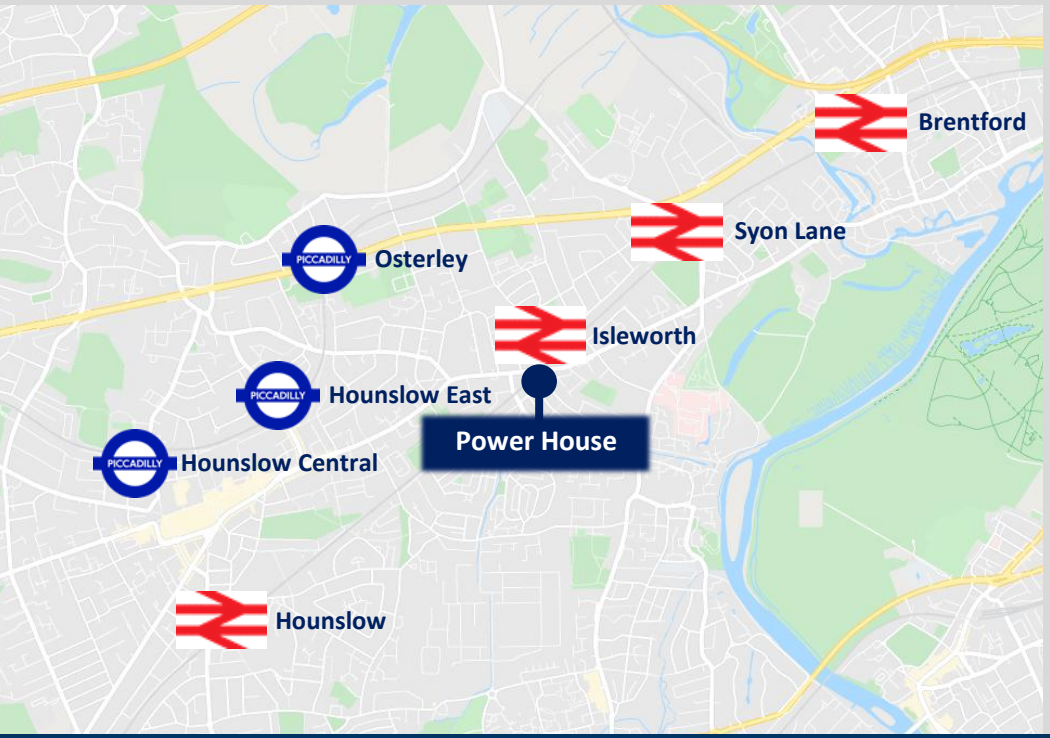
5,457 Sq. ft.
(507 Sq. m.)

Power House, Linkfield Road, Isleworth, Greater London, TW7 6QG

Location

The Power House is ideally situated adjacent to Isleworth mainline railway station in West London. Located approximately 11 miles west of Central London, it benefits from excellent transport links.

The property is about 0.6 miles from the A4 Great West Road, providing easy access to Central London, Heathrow Airport (6.7 miles), the M4 (3 miles to Junction 2), and the wider motorway network. Isleworth station offers regular train services to Central London, with journey times of approximately 27 minutes to Vauxhall and 33 minutes to London Waterloo.





Isleworth (British Mainline)	<0.1 miles
Hounslow East (Piccadilly Line)	1.1 miles
Syon Lane (British Mainline)	1.1 miles
Hounslow Central (Piccadilly Line)	1.9 miles

A4 – Great West Road	0.6 miles
M4 – Brentford (Junction 2)	3.0 miles
Heathrow Airport (Terminal 4)	6.7 miles
M25 – Heathrow (Junction 15)	7.9 miles

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The Property

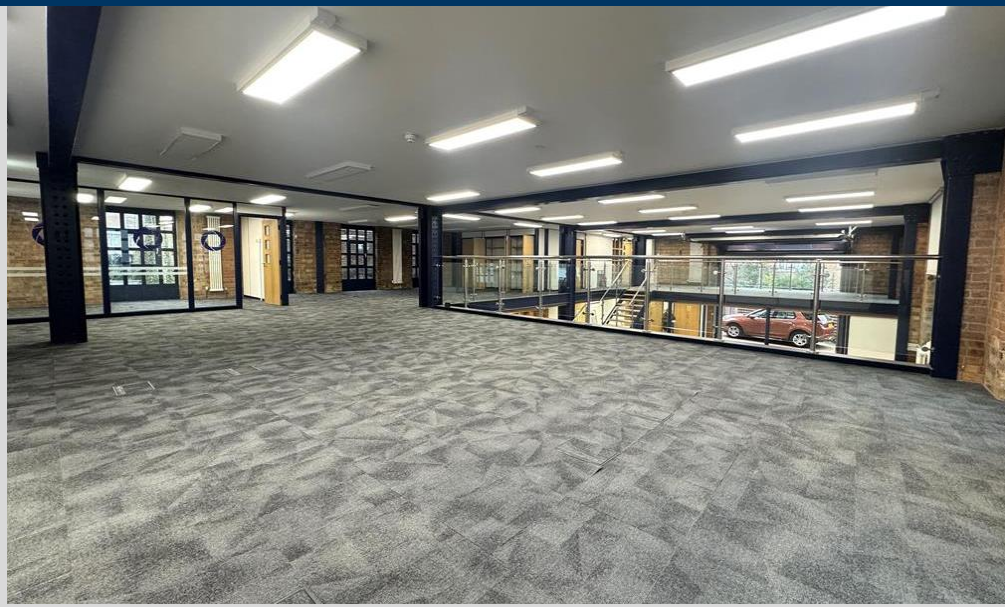
The Power House is a late 19th/ early 20th Century standalone detached building, originally constructed as an electricity generating station. The property has been refurbished to retain its original period features, whilst providing high quality design detail and fittings, the space is currently fitted out as a combination of open plan and private offices.

Accommodation

The approximate Gross Internal Floor area of the available space is set out below:

Floor / Suite	Sq. ft.	Sq. m.
Ground Floor	3,111	289
First Floor	2,346	218
Total	**5,457**	**507**





Amenities

- Character architectural features
- Passenger lift
- Gas central heating
- Kitchen facilities
- Separate male and female WCs
- Outdoor space and secure garden (c. 0.25-acre forest land)
- Carpeting
- 10 allocated car parking spaces
- Partitioned office

Power House, Linkfield Road, Isleworth, Greater London, TW7 6QG

Terms

A new FRI lease is available for a term to be agreed or Freehold sale of the whole property (8,633 sq. ft.) may be considered.

Rent

£130,000 + VAT per annum exclusive (c. £23.82 per sq. ft.).

Freehold

Freehold sale may be considered. Further details from the agents.

Rates

According to the Valuation Office Agency website the Rateable Value of the Ground Floor is £41,000 & 1st floor is £26,250.

All applicants are advised to make their own enquires through the London Borough of Hounslow Billing authority.

Service Charge

A service charge is payable for the maintenance of the communal areas. Further details are available from the agents.

VAT

We have been advised that VAT is applicable.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating: C (67)



Viewing

Strictly through prior arrangement through joint sole agent Vokins and TA Property.

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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