TO LET – ECONOMIC RIVERSIDE OFFICE SUITE AVAILABLE IN ISLEWORTH, WEST LONDON

VOKINS
CHARTERED SURVEYORS
020 8400 9000
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2nd Floor, South Suite, Saracen House

Swan Street, Old Isleworth, TW7 6RJ

789 sq. ft.
(73.3 sq. m.)

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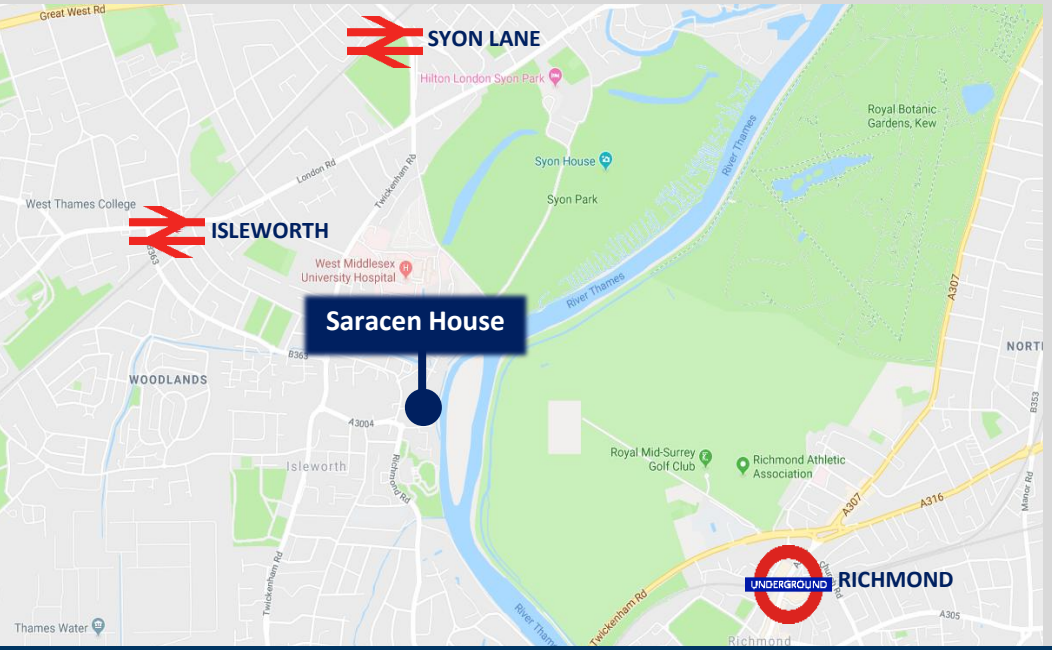
Location

Saracen House is situated on Swan Street in Old Isleworth, which is an attractive and tranquil location close to the banks of the River Thames.

The property is circa 9 miles from Central London (Hyde Park Corner) to the east. Heathrow Airport is 6 miles to the west.

The M3 and M4 motorways are approximately 3 miles distant, giving good access to the M25 and the national motorway network.

Public transport facilities include Isleworth and St. Margaret's British Rail Stations, which gives access to Clapham Junction and London Waterloo within approximately 30 minutes.





Isleworth (British Mainline)	0.9 miles
St Margaret's (British Mainline)	1.1 miles
Syon Lane – (British Mainline)	1.1 miles
Richmond (District/Overground)	1.5 miles

A4 – Great West Road	1.3 miles
M4 - Brentford (Junction 2)	2.5 miles
Heathrow Airport (Terminal 4)	5.0 miles
M3 - Sunbury	5.7 miles

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The Property

Saracen House comprises multiple office suites within a purpose-built office building over ground and two upper storeys.

Internally the suite provides an open plan office space and provides a shared kitchen and WCs on the floor.



Accommodation

The property comprises the following approximate gross internal floor area:

Floor	Suite	Area Sq. ft.	Area Sq. m.
Ground Floor	South Suite	LET	LET
	North Suite	LET	LET
First Floor	Suite A	LET	LET
Second Floor	**South Suite**	**789**	**73.3**
	North Suite	LET	LET
TOTAL		**789**	**73.3**





Amenities

- Raised flooring
- Suspended ceilings with recessed lighting
- Kitchen
- Separate male and female WCs
- Good natural light
- River views from rear elevation
- Partitioned office

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Terms

All inclusive FRI lease for a term of circa. 18 - 24 months is available. Further information available from the agents.

Rent

An all inclusive rental is offered of **£30,000 per annum** inclusive of all other outgoings including service charge, utilities, insurance and telecoms and exclusive of business rates.

Rates

All applicants must make their own enquiries through the London Borough of Hounslow billing authority.

Further details available from the agents.

VAT

VAT is applicable.

EPC

Rating: C (64)

Legal Costs

Each party to bear their own legal costs.



Viewing

Through prior arrangement with sole agent 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. June 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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