

**WAREHOUSE / BUSINESS UNIT WITH  
FIRST FLOOR OFFICES & YARD**



**Unit 8 The Metro Centre  
St. Johns Road, Isleworth TW7 6NJ**

**3,419 SQ. FT.  
(317.7 SQ.M.)**

# Unit 8 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.



Red line for illustrative purposes only



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

# Unit 8 Metro Centre, St John's Road, Isleworth TW7 6NJ

## The Property

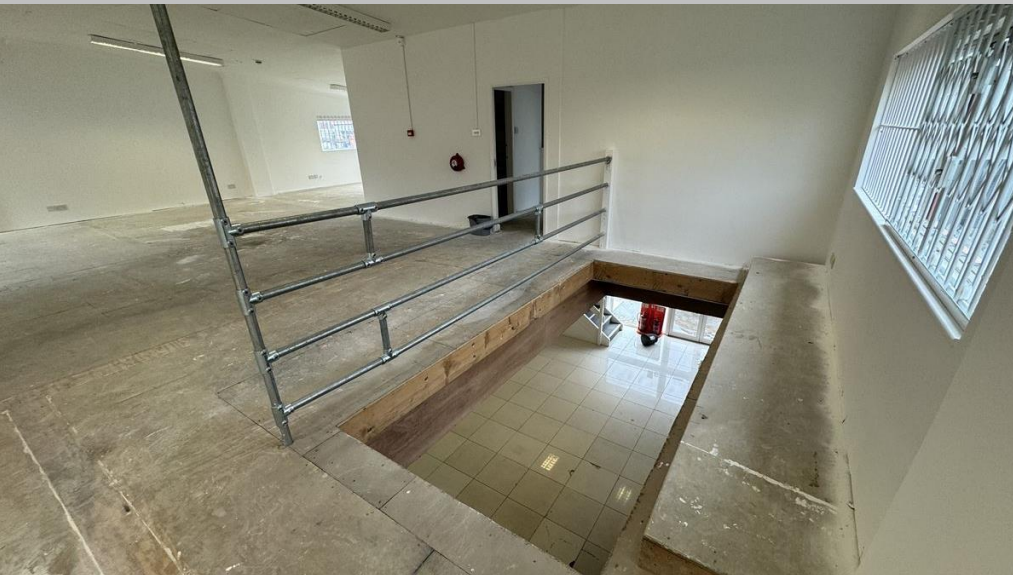
The property comprises a modern detached unit with ground floor storage space and partitioned office suites at first floor level

## Accommodation

The property offers the following approximate Gross Internal Accommodation: -

Floor - Area	Sq. Ft.	Sq. M.
Ground Floor – Warehouse / showroom	1,774	164.8
First Floor - Offices	1,645	152.9
<b>TOTAL</b>	<b>3,419</b>	<b>317.7</b>

In addition, there is a gated yard area of c. 2,314 sq. ft. (215.0 sq. m.) to the side of the property.



## Amenities

The property benefits from the following amenities: -

- Large gated yard plus 2-3 car parking spaces
- First floor office accommodation
- Roller shutter loading door
- Separate pedestrian entrance
- Mixture of CAT II & strip lighting
- Air conditioning to first floor offices
- Roller shutter security pedestrian door & security grills
- Gas central heating
- Tiled floor to ground floor warehouse
- Kitchen, separate male & female WCs and shower

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## Leasehold

A new FRI lease is available for a term to be agreed at a rent of **£65,000 + VAT pax.**

## Business Rates

According to the Valuation Office website the current rateable value of the property is £45,000.

Rates payable 2023/2024 = approximately £23,040 per annum.

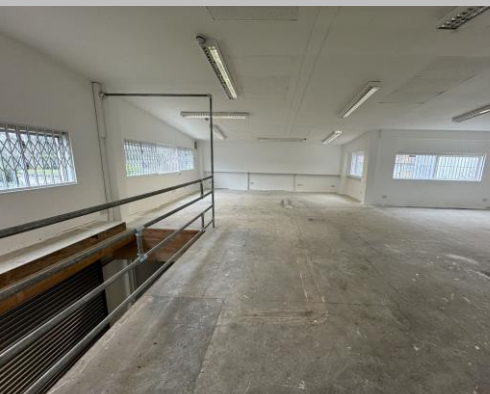
All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.

## Service Charge

Further details available from the agents.

## VAT

VAT is applicable.



## Legal Costs

Each party to bear their own legal costs.

## Energy Performance Certificate

EPC Rating: C (71)

## Viewing

Strictly 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.

**Luke Storey**

[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)

020 8400 8876

**Nick Train**

[n.train@vokins.co.uk](mailto:n.train@vokins.co.uk)

020 8400 8889