



462 LONDON ROAD, ISLEWORTH, LONDON ROAD, TW7 4ED

SUMMARY

- Air-conditioned offices
- Large reception area
- Suspended ceiling
- Fitted lighting
- Good floor to ceiling height
- Raised access floor with carpet tiles
- Separate male and female WCs on each floor
- Car parking spaces of up to 24 cars to the rear
- Approximately 9,956 Sqft total area

DESCRIPTION

The property is a purpose-built self-contained office building constructed over ground and two upper floors.

Ideally located on London Road, the property is a secure building with air conditioning, reception area, suspended ceilings,

fitted lighting, separate Wc for both male and female and has a rear car park for up to 24 cars.

ACCOMODATION

The following breakdown indicates the area's and dimensions of the unit:

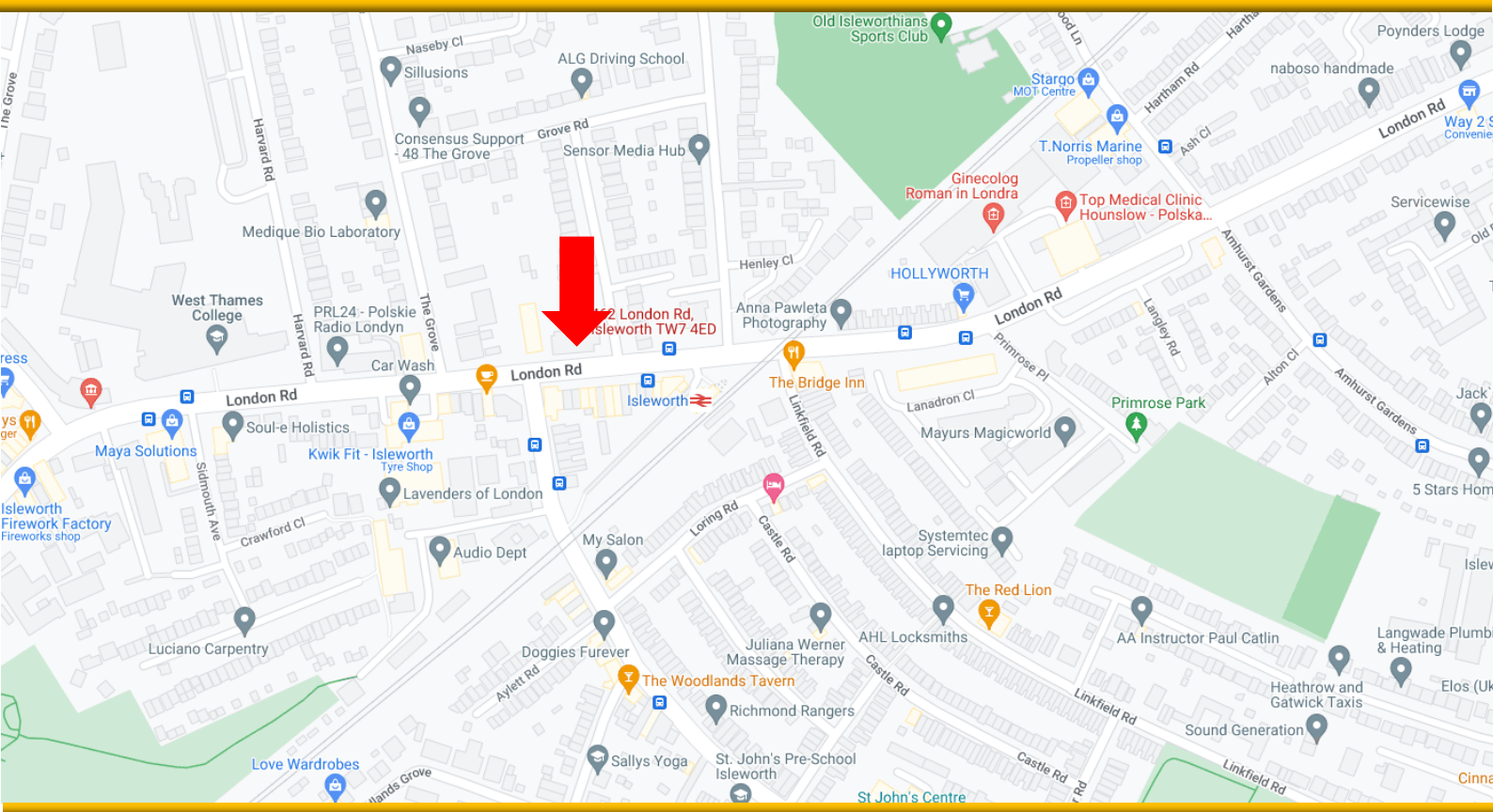
FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Ground	Office Space	313.3	3373
First	Office Space	305.8	3292
Second	Office Space	305.8	3292
	TOTAL	924.9 sqm	9,956 sqft

LOCATION

The property is situated fronting London Road, (A315) Isleworth in West London. Easy access to Central London via the A4 Great West Road approximately a mile distant from the unit.

Isleworth Overground provides regular access to Central London with the Overground 27 minutes to London and Osterley (Waterloo).

There are many local traders nearby such as Natwest Bank, Kwik fit, Paddy Power, Sainsbury's Local and Cost Cutter.



TENURE

Rental - OIRO £30 per sqft

VAT

Vat is Applicable

BUSINESS RATES

Interested parties are advised to confirm the rating liability with the Local Authority on 020 8583 5708.

Misrepresentation Act: 1. Monarch Commercial on its own behalf and on behalf of the vendor/lessor of this property whose agent Monarch Commercial is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Monarch Commercial nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries

SITE PLAN



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's sole agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal - 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal - 0208 569 8500
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