

128 CLOCK TOWER INDUSTRIAL ESTATE

Clock Tower Road, Isleworth **TW7 6GF**

TO LET



4,467 SQ FT
(415 SQ M)

Prime Trade Counter / Warehouse Unit On
Vibrant Trade Estate Available Now

**Lambert
Smith
Hampton**

128 Clock Tower Industrial Estate, TW7 6GF

Description

This modern trade counter/industrial unit, constructed in 2023, benefits from a secure fenced perimeter with an electric entrance gate. The property offers 3 allocated parking spaces plus additional spaces opposite, along with two EV charging ports. The unit features a minimum eaves height of 5.88m.

EPC - B

The unit is on a vibrant estate with strong neighbouring occupiers including Eurocell, Selco, Topps Tiles, Screwfix and Tool Station.

Specification

- 5.88m eaves
- 1 x Level Access Electric Loading Door
- Fitted Trade/ Reception Area
- GF & FF WC's
- FF Fitted Mezzanine/ Office with Kitchenette
- 3 Allocated Parking Spaces (Additional c.5 opposite)
- LED Lighting Throughout



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Location

Clock Tower is a long-established industrial estate positioned just off Worton Road in Isleworth, close to its junction with the A310 Twickenham Road. Travelling south on the A310 links directly to the A316, a major arterial route connecting to the A4 towards Central London (approximately 11 miles) and to the M3/M25 motorways (around 6 and 11 miles respectively).

Accommodation

	Sq Ft	Sq M
Ground Floor	3,821	355
First Floor	646	60
TOTAL (GEA)	4,467	415





Additional Information

EPC

EPC Rating: B-48

TERMS

The property is available by way of an assignment of the existing lease or a new sublease. The existing lease expires on 1st January 2034, with an option to break on 1st January 2029. The lease is drafted inside the provisions of the Landlord and Tenant Act 1954. There is one upcoming rent review on 2nd January 2029.

Alternatively, a new lease can be agreed direct with the Landlord.

RENT

On Application

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

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