TO LET

UNIT 2 CLOCK TOWER ROAD, ISLEWORTH TW7 6GF

Commercial Trade Counter Property

3,973 sq ft (369.09 sq m)

Michael Rogers
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Michael Rogers

RENT | UPON APPLICATION

LOCATION

Unit 2 Clock Tower Road is part of an industrial estate situated directly off Worton Road, Isleworth, close to the junction with the A310 Twickenham Road. The A310 southbound joins the A316, a main arterial route joining the A4 into Central London (11 miles) and the M3 / M25 (6 and 11 miles respectively) and the rest of the motorway network. To the north of the estate, the A4 (1.25 miles) gives access to Heathrow Airport and the M4 (8 miles and 3 miles respectively).

Isleworth station provides train services into London Waterloo. Osterley Underground station (Piccadilly Line) also serves Central London and Heathrow Airport.

Unit 2 overlooks Worton Road at the front of the estate.

DESCRIPTION

The unit is of steel portal frame construction with profile elevation. The unit has been fitted out as a showroom with storage.

The whole gated estate benefits from 24-hour access and a ready working population available locally.

AMENITIES

- Gas boiler
- Roller shutter
- Glazing to the front
- Part suspended ceiling with inset lighting
- 2 WCs and 1 DDA WC
- Kitchen
- Front loading / parking
- Some fluorescent and spot lighting

ACCOMMODATION

The property provides the following approximate floor area.

Floor	Sq Ft	Sq M
Ground	2,670	248.09
1st Floor Office	937	87.00
1st Floor Storage	366	34.00
TOTAL	**3,973**	**369.09**

RATES

We are advised that the unit is classified as Business and Premises and has a rateable value of £77,500 giving rates payable of £33,325 per annum for 2026 / 2027.

Applicants are advised to make their own enquiries with the Valuation Office Agency.

ENERGY PERFORMANCE CERTIFICATE

B 37

TENURE

The lease is held on an existing full repairing & insuring lease for a term of 10 years from 2nd January 2020. The lease is contracted inside the Landlord & Tenant Act 1954.

The unit is available by way of assignment or subletting. Further details on request.

VAT

The property is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs.

ANTI MONEY LAUNDERING

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Subject to Contract
October 2026

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