



**NEW BUILD  
UNIT TO LET**  
**4,832 ft<sup>2</sup>** (488 m<sup>2</sup>)



AVAILABLE  
Q4 2023



ESTABLISHED  
TRADE LOCATION



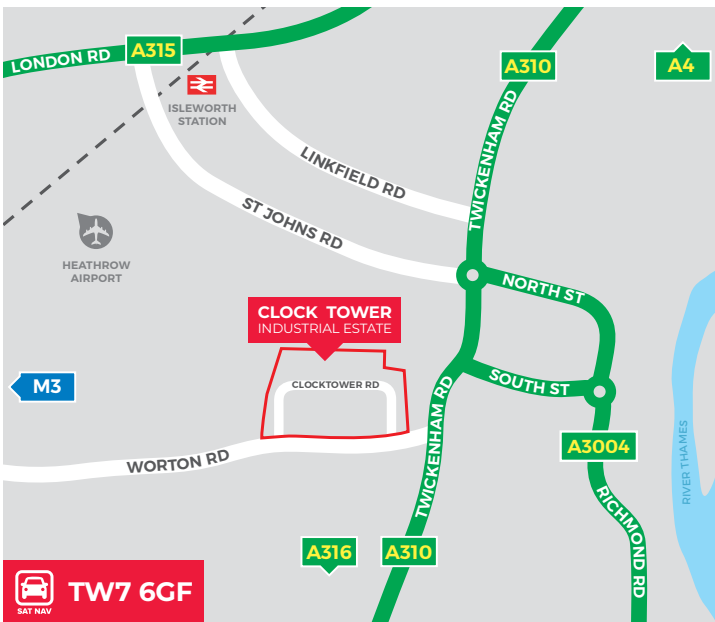
HIGH QUALITY  
SPECIFICATION

[www.ipif.com/clocktower](http://www.ipif.com/clocktower)

WAREHOUSE / TRADE COUNTER UNIT TO LET

**CLOCK TOWER INDUSTRIAL ESTATE**  
CLOCK TOWER ROAD, ISLEWORTH, TW7 6GF

**IPIF**



## LOCATION

Clock Tower is a well established 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 ¼ miles) gives access to Heathrow Airport and the M4 (8 miles and 3 miles respectively). Isleworth Station provides services into London Waterloo. Osterley Underground Station (Piccadilly Line) also serves Central London and Heathrow Airport.

The estate is ideally placed to service local areas such as Chiswick (5 miles), Richmond (2.5 miles) and Brentford (2.1 miles)

## DESCRIPTION

A new roadside development comprising of two semi-detached trade warehouse units which have separate loading and designated parking spaces. The units are located at the front of the well-established Clock Tower Industrial Estate with direct visibility onto Worton Road. The units are of a steel and brick portal frame construction with a trade counter/reception area at the front, clear span warehousing to the rear and first floor mezzanine. The units have fully glazed customer entrances and a full height electric loading door. The units will be available Q4 2023.

## SPECIFICATION

- 6m Eaves
- Electric Loading Door
- Trade/Reception Area
- WCs
- First Floor Mezzanine
- Loading Bay
- A Minimum of 4 Parking Spaces

UNIT A	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor Warehouse	389	389
First Floor	645	60
<b>TOTAL GEA</b>	<b>4,832</b>	<b>449</b>

UNIT B	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor Warehouse	4,187	389
First Floor Mezzanine	645	60
<b>TOTAL GEA</b>	<b>4,832</b>	<b>449</b>

## LEASE TERMS

The units are available on a new full repairing and insuring lease.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

## ENERGY PERFORMANCE RATING

Full EPCs are available on request.



On behalf of the landlord



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