8 Odeon Parade
480 London Road, Isleworth, TW7 4RL

Prominent Three Storey Office Building - Rare Virtual Freehold For Sale With Full Vacant Possession.

2,391 sq ft

(222.13 sq m)

- Full vacant possession
- High footfall location
- Walking distance from Isleworth mainline railway station
- One allocated parking bay
- Excellent transport links
- Various neighbouring retail occupiers
- Open plan and cellular offices
- Residential conversion (STPP)

Summary

Available Size	2,391 sq ft
Price	£1,350,000
Business Rates	N/A
Service Charge	Approx. £5,850 per annum
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

A prominent three storey office building of open plan configuration. The building benefits from WC & kitchenette facilities and one allocated parking bay. Isleworth railway station is within walking distance with multiple retail occupiers in the vicinity.

Location

Isleworth is a popular residential suburb of the Borough of Hounslow and is located on London Road which provides access to A4 Great West Road into central and other London and the wider motorway network. Local amenities and facilities are accessible with extensive shopping facilities in Hounslow.

Brentford & Chiswick and only 20 minutes from Westfield Shopping Centre. Tube and rail links are available via Osterley and Boston Manor (both Piccadilly Line) underground stations and Isleworth railway station is within a minutes' walk of the property.

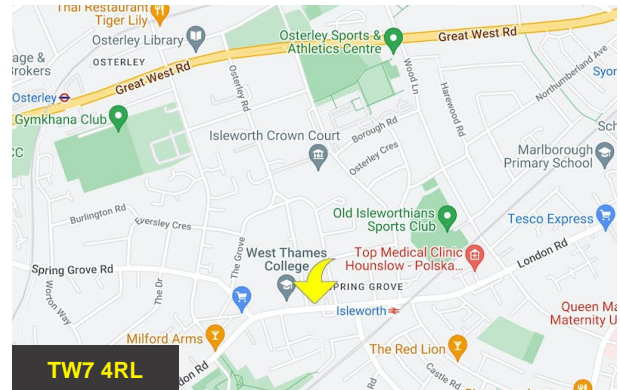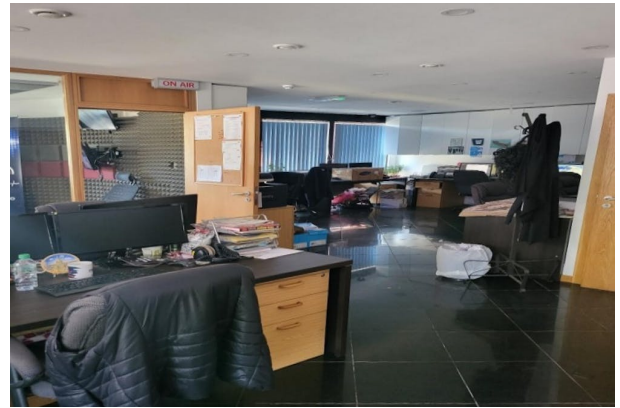Occupiers close by include Sainsbury Local, Natwest, Paddypower, Coral, Best One and Clarks Pharmacy.

Accommodation

All measurements are approximate and on a Net internal basis (NIA)

Description	sq ft	sq m
Ground Floor Offices	786	73.02
First Floor Offices	834	77.48
Second Floor Offices	771	71.63
Total	**2,391**	**222.13**

Tenure

Virtual Freehold – 990 year lease unexpired

TW7 4RL

Viewing & Further Information

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