



UNIT 3
WORTON COURT
ISLEWORTH TW7 6ER
BUSINESS UNIT
840sqft (78.04sqm)
TO LET £17,000 PER ANNUM

Location - forming part of a modern courtyard development of business units just off Worton Road and within one mile of Hounslow town centre and Underground/railway stations.

Description - a two storey business unit fitted out to provide office accommodation on both floors and comprising an entrance lobby, open plan office (plus wc) on ground floor with partitioned offices above all fitted and finished to contemporary standards including carpeted flooring, suspended ceilings, perimeter trunking, and electric heating/cooling units. An Energy Performance Certificate has been commissioned.

Ground floor - 420sqft gross internal (incl. entrance lobby, staircase and wc)

First floor - 420sqft gross internal (incl. staircase)

Two car spaces per unit located in the courtyard and a further two are located in the car park nearby.

Terms - available on a new 5 - 10 year lease on standard full repairing and insuring terms at £17,000 per annum plus estate service charge.

Business Rates - nil if Business Rate relief applies. Otherwise £4,660 payable per annum from April 2017 based on Small Business Rate of 46.6 in the £ and a Rateable Value of £10,000.

Viewing - strictly through **Dunphys** as sole agents.