

INDUSTRIAL/DEVELOPMENT SITE (STP) FOR SALE

6 WOOD LANE, ISLEWORTH, MIDDLESEX TW7 5ER

SITE AREA: 0.19 ACRES APPROX.

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



These particulars are intended to give a fair description but their accuracy isn't guaranteed & they do not constitute an offer of a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor & any intending tenant or purchaser must satisfy themselves as to their correctness. All prices & costs are quoted exclusive of VAT where applicable.

LOCATION

The site is situated on the south side of Wood Lane, close to the junction with the London Road (A315). Isleworth main line railway station is situated approximately 0.6 miles to the west of the property. There is easy access to The Great West Road and the M4, offering easy access to central London.

DESCRIPTION

The property comprises an industrial facility originally dating back to the 1940's, which has been extended over time to meet the needs of the current occupier. The main building is of concrete framed construction over ground and first floors. The site extends to approximately 0.19 acres with the buildings occupying 70% site coverage.

PLANNING

- No relevant planning history
- London Borough of Hounslow
- Not Listed

BUSINESS RATES

Rateable Value is £42,750.
We recommend contacting The London Borough of Hounslow to confirm.

ACCOMMODATION

Approximate site area:
0.19 Acres (0.076 Hectares)

The following internal measurements have been taken from the VOA:

Ground Floor:	429.45 sqm	(4,622 sq ft)
First Floor:	382.96 sqm	(4,122 sq ft)
Total:	812.41 sqm	(8,744 sq ft)

ENERGY PERFORMANCE RATING

To be confirmed

TENURE

Freehold with vacant possession.

VAT

We have been advised that the property is not elected for VAT.

PRICE

Unconditional offers are invited in excess of £2,000,000

VIEWING

Strictly by appointment through Sole Agents.

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