

# For Sale or May Let

## GROUND FLOOR COMMERCIAL UNITS WITHIN NEW DEVELOPMENT



**Planning Use Classes B1, D1, A1, A2 & possibly A3 (not hot food requiring extraction)**  
**Shell and core ready for tenant fit-out - Main road frontage - Unrestricted car parking within vicinity**

## 396 – 402 London Road, Isleworth, TW7 5AJ

Vokins Chartered Surveyors

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**Misrepresentation Act 1967**

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein.  
They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

\*STPP = Subject to Planning Permission



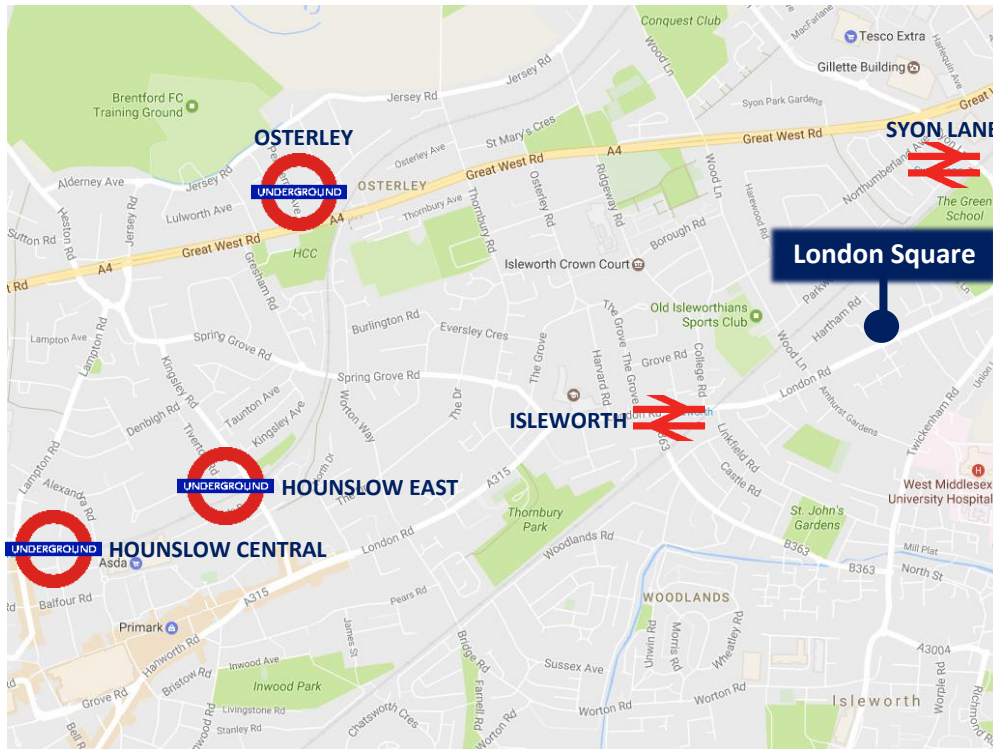


# 396 – 402 London Road, Isleworth, TW7 5AJ

## LOCATION

London Square is situated fronting London Road, (A315) Isleworth in West London. The A4 Great West Road is approximately a mile distant, providing good access to Central London, Heathrow, the M4 and wider motorway network.

Isleworth mainline British Rail station is due west of the property and provides regular access to Central London (27 minutes to Vauxhall, 33 minutes to London Waterloo)



There are shops, restaurants and banking facilities due west of the development in Isleworth town centre. Approximate communication distances are set out below: -



|                                 |           |
|---------------------------------|-----------|
| Isleworth (British Mainline)    | 0.2 miles |
| Syon Lane (British Mainline)    | 0.7 miles |
| Hounslow East (Piccadilly Line) | 1.2 miles |



|                             |           |
|-----------------------------|-----------|
| A4 – Great West Road        | 0.9 miles |
| M4 – Brentford (Junction 2) | 2.2 miles |
| Heathrow Airport            | 7.0 miles |

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## THE PROPERTY

The property comprises self-contained ground floor units in shell and core format within London Square, which is a mixed-use development providing both residential and commercial space.

Within a short walk of the property, car parking is currently unrestricted on street, and occupiers may be able to secure car parking space nearby through license arrangements with third parties (details available from the agents).

## ACCOMMODATION

The new development comprises commercial units with the following approximate gross internal floor areas: -

| Unit No. | Address                                   | Area sq. ft. | Area sq. m. |
|----------|---|--------------|-------------|
| 1        | 400 London Road, TW7 5AJ                  | 700          | 65.0        |
| 2        | 402 London Road, TW7 5AJ                  | 1,327        | 123.3       |
| 3        | Colmore House, Frazer Nash Close, TW7 5FR | 1,577        | 146.5       |
| 4        | 398 London Road, TW7 5AJ                  | 2,096        | 194.7       |
| 5        | 396 London Road, TW7 5AJ                  | 2,153        | 200.0       |
| Total    |   | 7,853        | 729.5       |



## AMENITIES

- Main road frontage
- Planning Uses B1, D1, A1, A2 possibly A3 (not hot food requiring extraction)
- Landscaped development
- Unrestricted on-street car parking in the vicinity

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## TENURE

Units are available for sale upon a 999-year lease at a peppercorn rental if demanded.

Alternatively, our client may give consideration to traditional FRI leases – terms from the agents upon application.

## TERMS

| Unit No.     | Size Sq. Ft. | Size sq. m.  | Sale price psf. | Quoting Price     |
|--------------|--------------|--------------|-----------------|-------------------|
| 1            | 700          | 65.0         | £325 psf.       | £227,500          |
| 2            | 1,327        | 123.3        | £305 psf.       | £405,000          |
| 3            | 1,577        | 146.5        | £290 psf.       | £457,500          |
| 4            | 2,096        | 194.7        | £285 psf.       | £597,500          |
| 5            | 2,153        | 200.0        | £285 psf.       | £613,500          |
| <b>TOTAL</b> | <b>7,853</b> | <b>729.5</b> | <b>-</b>        | <b>£2,301,000</b> |

Consideration may be given to leasing. Guide rent upon application.

## RATES

To be assessed.

All applicants are advised to make their own enquiries through the London Borough of Hounslow billing authority.



## USE

B1, D1 (non-religious gatherings) A1, A2, A3 (no hot food requiring extraction).

## EPC

To be assessed upon completion of the fit-out works.

## VAT

The property has been elected for VAT therefore VAT will be payable on the purchase price, or rent if the properties are leased.

## LEGAL COSTS

Each party to bear their own legal costs, although a deposit may be sought upon agreement of terms, which would be refundable upon completion of a sale/letting.

## VIEWING

Through prior arrangement through joint sole agent Vokins.

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