

Ref: 5653

**PRICE REDUCED TO £11,000!**



**TO LET**

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**MODERN BUSINESS UNIT**

900 SQ FT (83.60 SQ M)

**UNIT 11 WORTON COURT  
WORTON HALL ESTATE  
WORTON ROAD  
ISLEWORTH, MIDDLESEX  
TW7 6ER**

**Tel: 020 8707 3030**

**[www.desouza.co.uk](http://www.desouza.co.uk)**

**Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR**

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

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## Location

The premises is located in Worton Court, Worton Road which is in close proximity to the Twickenham Road (A310), providing good access to the A4 Great Western Road at Gillette Corner (for Heathrow Airport and the M4 motorway) and the A316 (Chertsey Road) leading to the M3 Motorway and Central London.

## Description

Worton Court comprises a modern development originally constructed as 14 two-storey business units arranged around a central courtyard. The unit were built as ground floor storage/production space and first floor offices.

## Amenities

### Ground Floor

- 500 lb psf loading
- Car parking
- Kitchenette

### First Floor

- Air conditioning
- Carpeting
- Good natural light

## Accommodation

Ground floor	450 sq ft	41.80 sq m
First floor	450 sq ft	41.80 sq m
<b>Total</b>	<b>900 sq ft</b>	<b>83.60 sq m</b>

## Terms

Available on a new full repairing and insuring lease for a term to be agreed.

## Rent

£11,000 per annum exclusive.

## EPC

An Energy Performance Certificate (EPC) is available.

## Viewing

By appointment through sole agents

### **De Souza & Co.**

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