



Saracen House, Swan Street, Old Isleworth, TW7 6RJ

SUMMARY

- Office to let in Old Isleworth
- Suite benefits from B1 use
- Suitable for various businesses (STP)
- Shared reception on ground floor
- River views from the rear elevation
- Suspended ceilings with recessed lighting
- Surrounded by local cafes & pubs
- Isleworth Railway Station under 1 mile
- 18 minutes walk to Isleworth railway station
- Good natural light
- Great transport links

DESCRIPTION

Saracen House comprises of a prominent and purpose-built office building. The north suite is based on the second floor and it offers a space of 1,801 sqft and 167.31 sqm. The building has a shared reception on the ground floor. Saracen House gets good natural light. The suite benefits from B1 class use and the building is surrounded by refreshing views of River Thames.

SCHEDULE OF ACCOMMODATION

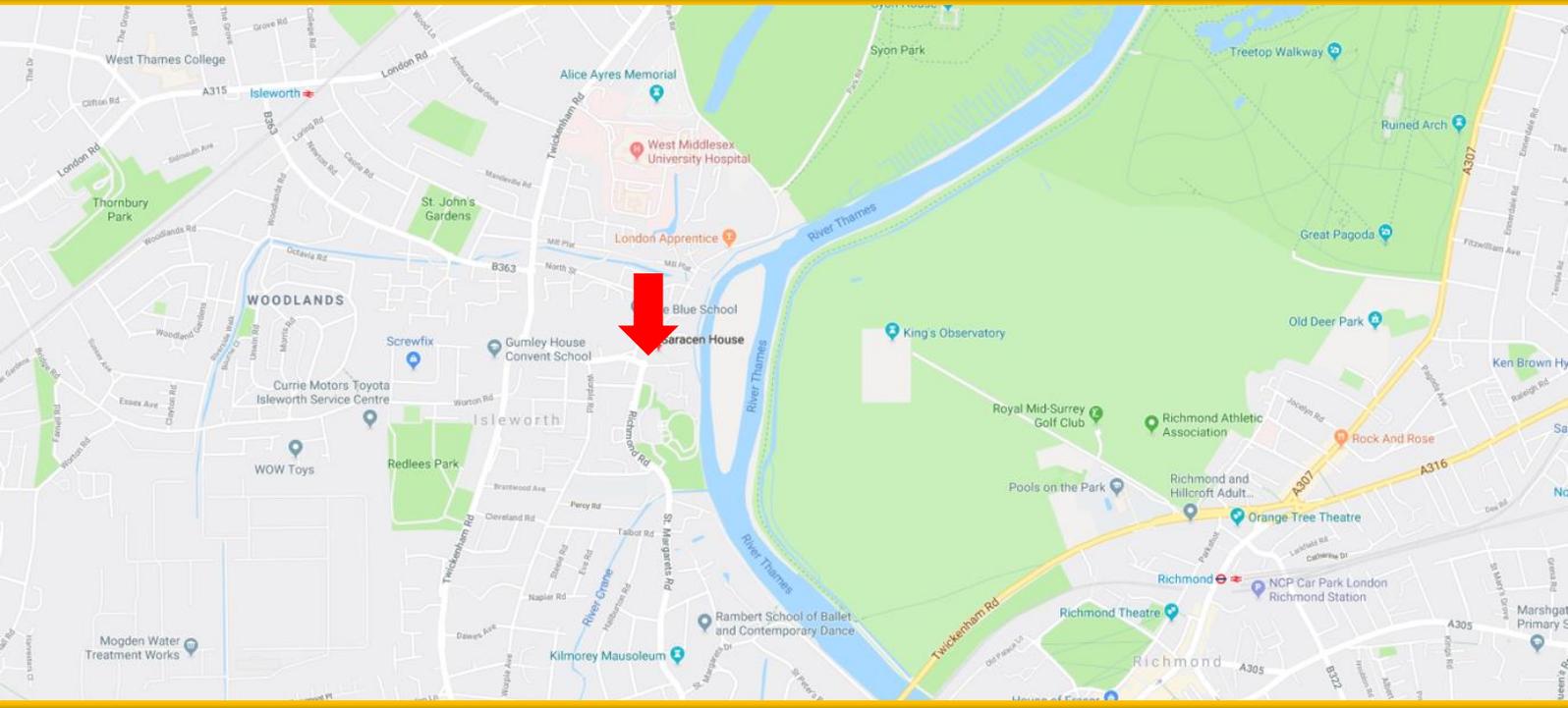
The following breakdown indicates the area's and dimensions of the unit:

FLOOR	DESCRIPTION	AREA sqm	AREA sqft
Second	North suite	167.31	1,801
Total		167.31	1,801

LOCATION

Isleworth is a small town situated within the London borough of Hounslow. Saracen House is situated on Swan Street in Old Isleworth, and has an attractive location close to the banks of the River Thames. There is good access from both the A316 (Chertsey Road) and A4 (Great West Road), both of which provide access to the motorway network (M3 and M4 respectively). Isleworth Rail Station is approximately under a mile from Saracen House and provides services to London (Waterloo) with a journey time of around 35 minutes.

Local amenities include The Town Wharf Public House, The London Apprentice, an abundance of coffee shops.



TENURE: TO LET

Rent £27,015

BUSINESS RATES

Suites in the building are generally assessed with an RV of £145 per sq. m. by the Valuation Office. On that basis, for budgeting purposes, rates payable would be approximately £6.75 per sq. ft. dependent on individual suites.

EPC

56 (C)

VAT

VAT is applicable

LEGAL COSTS

Each party to be responsible for their own legal costs.

ADDITIONAL INFORMATION

Further information including Title Plans can be provided on request.



VIEWING AND FURTHER INFORMATION

Interested parties are invited to contact the vendor's shared agents, Monarch Commercial, to arrange a viewing:

Ankur Lakhanpal 0208 569 8500
E-mail: ankur@monarchcommercial.co.uk

Harry Sohal 0208 569 8500
E-mail: harry@monarchcommercial.co.uk

These Particulars are believed to be correct at time of going to Press, but the Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of this property give notice that : (1) These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. (4) Prices and rents quoted in these Particulars may be subject to VAT in addition.