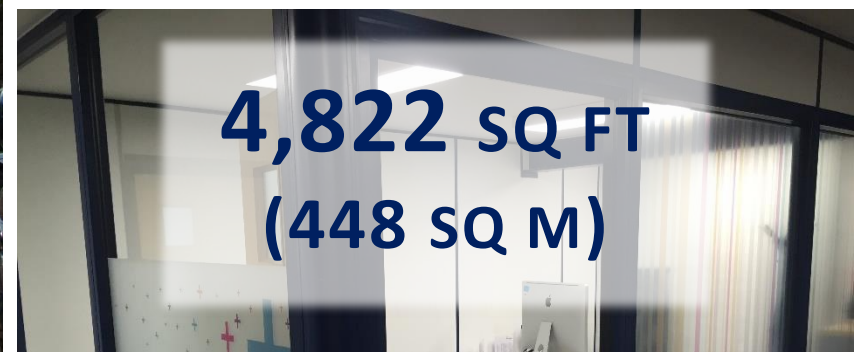


# To Let

## UNIQUE CONTEMPORARY OFFICE SPACE CLOSE TO PUBLIC TRANSPORT



- EXCEPTIONALLY WELL PRESENTED QUIRKY OFFICE SPACE
- ON-SITE CAR PARKING & OUTDOOR BREAKOUT AREA

- GOOD TRANSPORT LINKS & CLOSE TO LOCAL AMENITIES
- NEW FRI LEASE AVAILABLE WITH STEPPED RENTAL INCENTIVE

## Power House, Linkfield Road, Isleworth, Greater London, TW7 6QG

Vokins Chartered Surveyors

Prospect House, 67 Boston Manor Road, Brentford, Middlesex TW8 9JQ

Office: +44 20 8400 9000 | Fax: +44 20 8400 9001 | Email: [info@vokins.co.uk](mailto:info@vokins.co.uk) | [www.vokins.co.uk](http://www.vokins.co.uk)

### 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

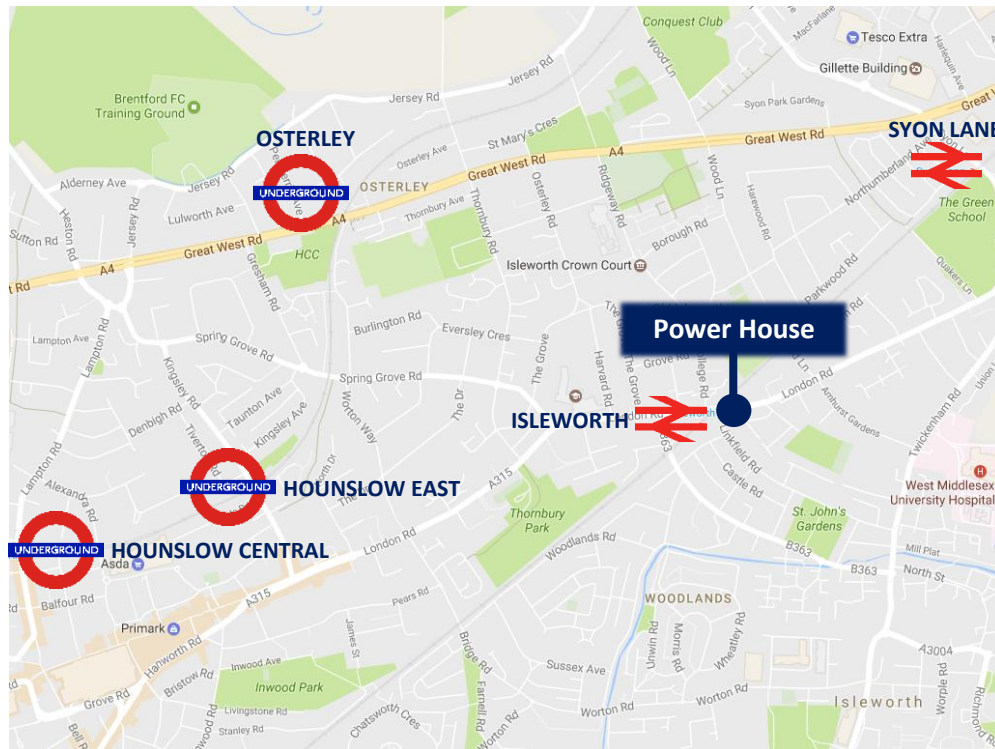


# Power House, Linkfield Road, Isleworth, Greater London, TW7 6QG

## LOCATION

The Power House is in Linkfield Road, directly off the London Road, (A315) in West London. The A4 Great West Road is approximately half a mile distant, providing good access to Central London, Heathrow, the M4 and wider motorway network.

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



There are shops, restaurants and banking facilities all conveniently located within the immediate vicinity, just a short walk from the building.



|                                    |             |
|------------------------------------|-------------|
| Isleworth (British Mainline)       | < 0.1 miles |
| Hounslow East (Piccadilly Line)    | 1.1 miles   |
| Syon Lane (British Mainline)       | 1.1 miles   |
| Hounslow Central (Piccadilly Line) | 1.9 miles   |

|                               |           |
|-------------------------------|-----------|
| A4 – Great West Road          | 0.6 miles |
| M4 – Brentford (Junction 2)   | 3.0 miles |
| Heathrow Airport (Terminal 4) | 6.7 miles |
| M25 – Heathrow (Junction 15)  | 7.9 miles |

**John Vokins**  
[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
020 8400 9000

**Luke Storey**  
[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)  
0208 400 8876

**Michael Grieveson**  
[michaelgrieveson@aol.com](mailto:michaelgrieveson@aol.com)  
020 8287 7547

# Power House, Linkfield Road, Isleworth, Greater London, TW7 6QG

## THE PROPERTY

The Power House is a late 19th / early 20th Century detached building, originally constructed as an electricity generating station. The property has been refurbished to retain its original period features, whilst providing high quality design detail and fittings. The space is currently fitted out as a combination of open plan and private offices.



## ACCOMMODATION

The property comprises the following approximate net internal floor areas:-

| Floor / Suite | Area sq. ft. | Area sq. m. |
|---------------|--------------|-------------|
| Ground Floor  | 2,777        | 258         |
| First Floor   | 2,045        | 190         |
| <b>TOTAL</b>  | <b>4,822</b> | <b>448</b>  |



## AMENITIES

- Character architectural features
- 4.8m glazed loading door
- Passenger lift
- Central heating
- Kitchen facilities
- Separate male and female WCs plus shower
- Access floors for cabling and IT
- Air conditioned server room
- Carpeting
- On-site car parking (circa 8 spaces)
- Unrestricted on-street car parking

**John Vokins**  
[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
020 8400 9000

**Luke Storey**  
[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)  
0208 400 8876

**Michael Grieveson**  
[michaelgrieveson@aol.com](mailto:michaelgrieveson@aol.com)  
020 8287 7547

## TERMS

A new FRI lease is available for a term to be agreed.

## RENT

A stepped rental is available: -

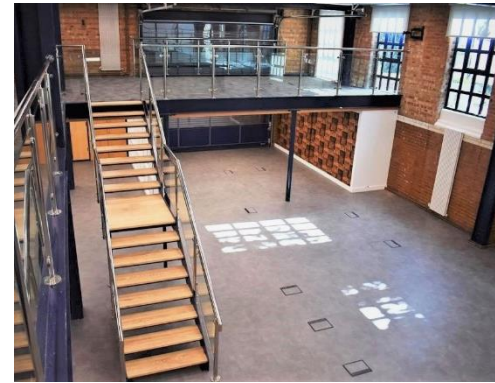
Year 1 = £108,495.00 pax (£22.50 per sq. ft.)  
Year 2 = £110,906.00 pax (£23.00 per sq. ft.)  
Year 3 = £113,317.00 pax (£23.50 per sq. ft.)  
Year 4 = £115,728.00 pax (£24.00 per sq. ft.)  
Year 5 = £118,139.00 pax (£24.50 per sq. ft.)

## RATES

According to the Valuation Office Agency website the 2017/2018 Rateable Value of the property is £61,250.

The Rates Payable are approximately £29,338.75 per annum.

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



## USE

B1 (Office)

## EPC

Rating: C (67)

## VAT

VAT is applicable.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly through prior arrangement through joint sole agent Vokins or Michael Grieveson & Company.

**John Vokins**  
[j.vokins@vokins.co.uk](mailto:j.vokins@vokins.co.uk)  
020 8400 9000

**Luke Storey**  
[l.storey@vokins.co.uk](mailto:l.storey@vokins.co.uk)  
0208 400 8876

**Michael Grieveson**  
[michaelgrieveson@aol.com](mailto:michaelgrieveson@aol.com)  
020 8287 7547