

METRO
14
CENTRE
TW7 6NJ

+

METRO
15
CENTRE
TW7 6NJ

WAREHOUSES AVAILABLE TO LET/MAY SELL

3,519 – 7,865 SQ FT



EXCELLENT TRANSPORT LINKS • LARGE GENEROUS LOADING APRON PER UNIT • NEWLY REFURBISHED UNITS INCLUDING MEZZANINES

UNIT 14 & UNIT 15, ST JOHNS RD, ISLEWORTH TW7 6NJ • WHAT 3 WORDS: [///SOLO.ORIGIN.TRAIN](http://SOLO.ORIGIN.TRAIN)



NEWLY REFURBISHED UNITS AVAILABLE TO LET/MAY SELL 3,519 - 7,865 SQ FT

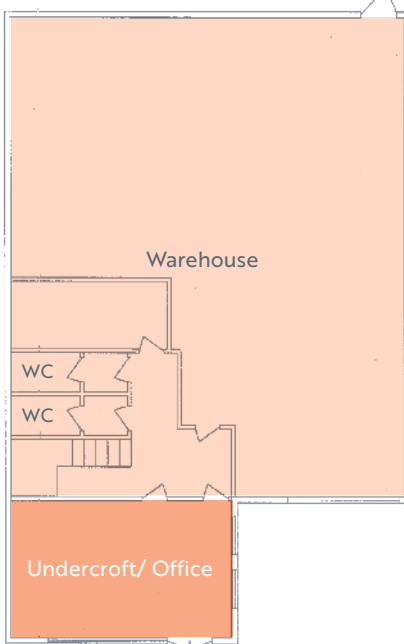
Units 14 & 15 at the Metro Centre, Isleworth are two adjoining units, perfect for industrial or showroom use. Located at the front of the well established scheme, the

units offer close proximity to Isleworth station, the A4/M4 and the areas of Richmond, Twickenham and Chiswick.

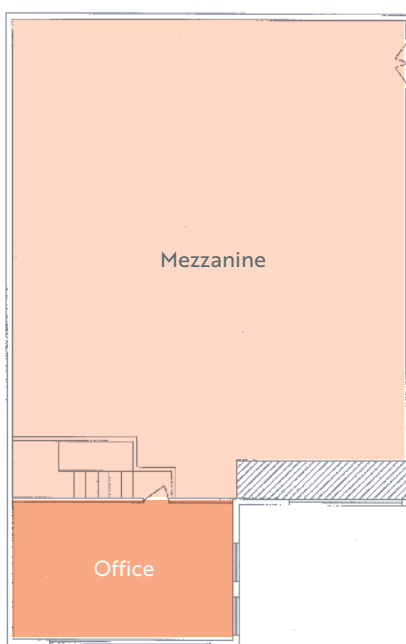
The modern units offer a flexible range of warehouse space with office accommodation on the first floor, each unit benefitting from its own pedestrian entrance and loading door access.



Ground floor



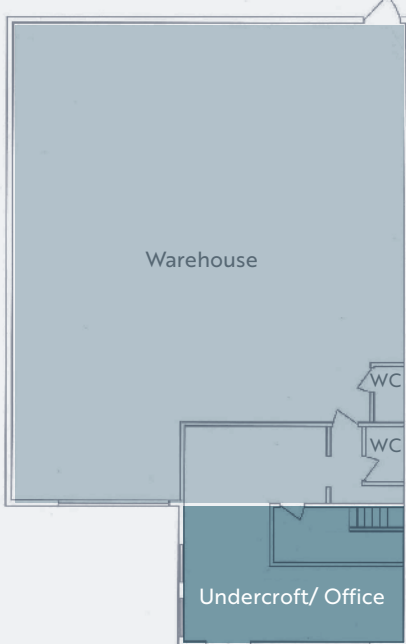
First floor



UNIT 14 3,519 SQ FT

Ground 3,182 Sq Ft
1st Floor 337 Sq Ft
1st Floor Mezzanine 2,643 Sq Ft

Ground floor



First floor



UNIT 15 4,346 SQ FT

Ground 3,784 Sq Ft
1st Floor 562 Sq Ft
1st Floor Mezzanine 3,063 Sq Ft

7,865 SQ FT
OPTION TO
COMBINE UNITS

Unit 14/15 Metro Centre Isleworth offers flexible warehouse/industrial space in a highly populated part of west London. Units can be taken separately or together.

The units have generous loading aprons, allowing unhindered HGV loading, up and over loading doors to each unit, and first floor offices.

19M YARD
DEPTH

B8
USE CLASS

1 LEVEL ACCESS
DOOR PER UNIT

DEDICATED
OFFICE SPACES

B
ENERGY
PERFORMANCE
RATING

LED LIGHTING

3 PHASE POWER

METRO
14
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UNIT 14 3,519 SQ FT
TO LET/MAY SELL



METRO
15
CENTRE

UNIT 15 4,346 SQ FT
TO LET/MAY SELL



Located in a prime position at the Metro Centre, Isleworth, close to its junction with London Road (A315), equidistant between Hounslow and Brentford.

The nearest London underground stations are Hounslow East and Osterley (Piccadilly Line).

With excellent motorway links, access to Heathrow Airport and central London, the Metro Centre offers a huge potential customer base and wide labour pool.

290,000 RESIDENTS WITHIN THE LONDON BOROUGH OF HOUNSLOW, THE METRO CENTRE IS THE IDEAL LAST-MILE DELIVERY HUB TO MEET CUSTOMER NEEDS.

| DRIVING DISTANCES | Miles |
|---------------------------------|-------|
| A4 – Great West Road (Osterley) | 0.7 |
| M4 – Brentford (Junction 2) | 3.8 |
| Heathrow Airport – Terminal 4 | 4.1 |
| M25 – Heathrow (Junction 14) | 8.6 |

| PUBLIC TRANSPORT DISTANCES | Miles |
|---------------------------------|-------|
| Isleworth (British Mainline) | 0.2 |
| Syon Lane (British Mainline) | 1.0 |
| Hounslow East (Piccadilly Line) | 1.1 |
| Osterley (Piccadilly Line) | 1.1 |

Isleworth station has services to London Waterloo, Staines, Weybridge, Kew Bridge and Brentford.

SAT NAV: **TW7 6NJ**

WHAT 3 WORDS:
///SOLO.ORIGIN.TRAIN



As one of the UK's largest privately owned property companies, we acknowledge that we have a significant role to play in helping to decarbonise our economy and create a cleaner, greener, more responsible future – which is why we are proud to be launching our new sustainability strategy.

To find out more visit: improperties.co.uk/sustainablefutures

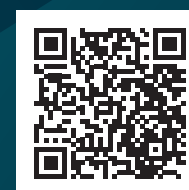
To find out more or book a viewing, contact the agents or scan the QR Code



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