



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



## 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.



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

USE CLASS  
B8

1 LEVEL ACCESS  
DOOR PER UNIT

DEDICATED  
OFFICE SPACES

ENERGY  
PERFORMANCE  
RATING  
B



LED LIGHTING



7,865 SQ FT  
OPTION TO  
COMBINE UNITS



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 HOUNSLAW, 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

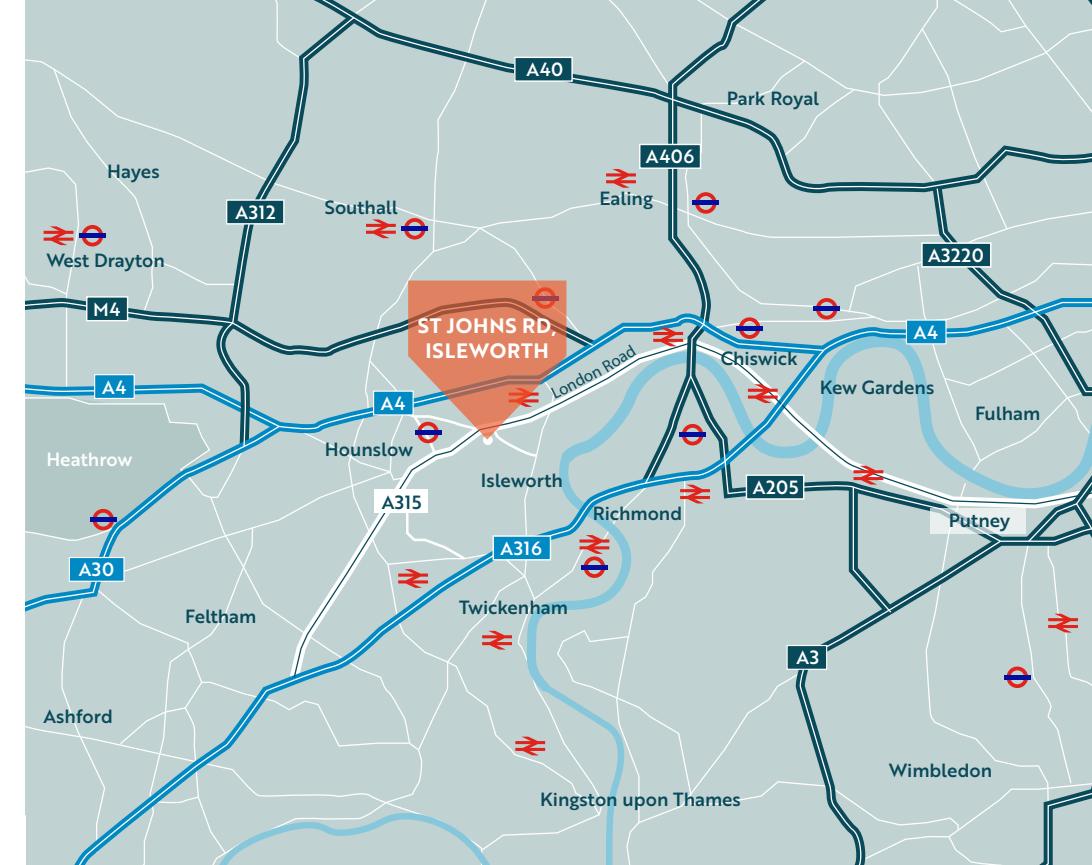
#### PUBLIC TRANSPORT DISTANCES

	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](http://improperties.co.uk/sustainablefutures)**

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



**Ed Thomason**  
07818 065 276  
[ed.thomason@tlre.co.uk](mailto:ed.thomason@tlre.co.uk)

**Paul Londra**  
07779 269 290  
[paul.londra@tlre.co.uk](mailto:paul.londra@tlre.co.uk)



**Jack Booth**  
07739 751 830  
[jbooth@sbyre.com](mailto:jbooth@sbyre.com)

**Josh Garwood**  
07943 176 189  
[jgarwood@sbyre.com](mailto:jgarwood@sbyre.com)

