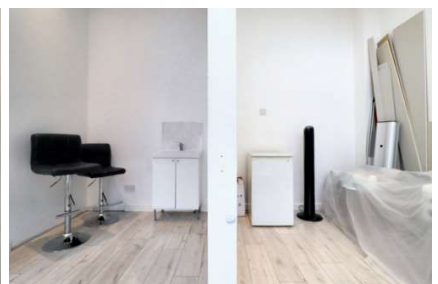
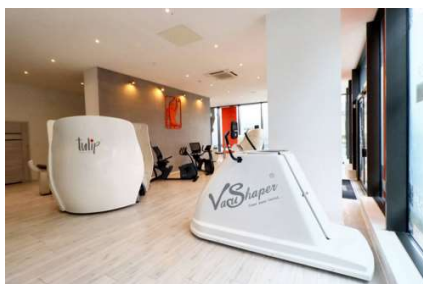
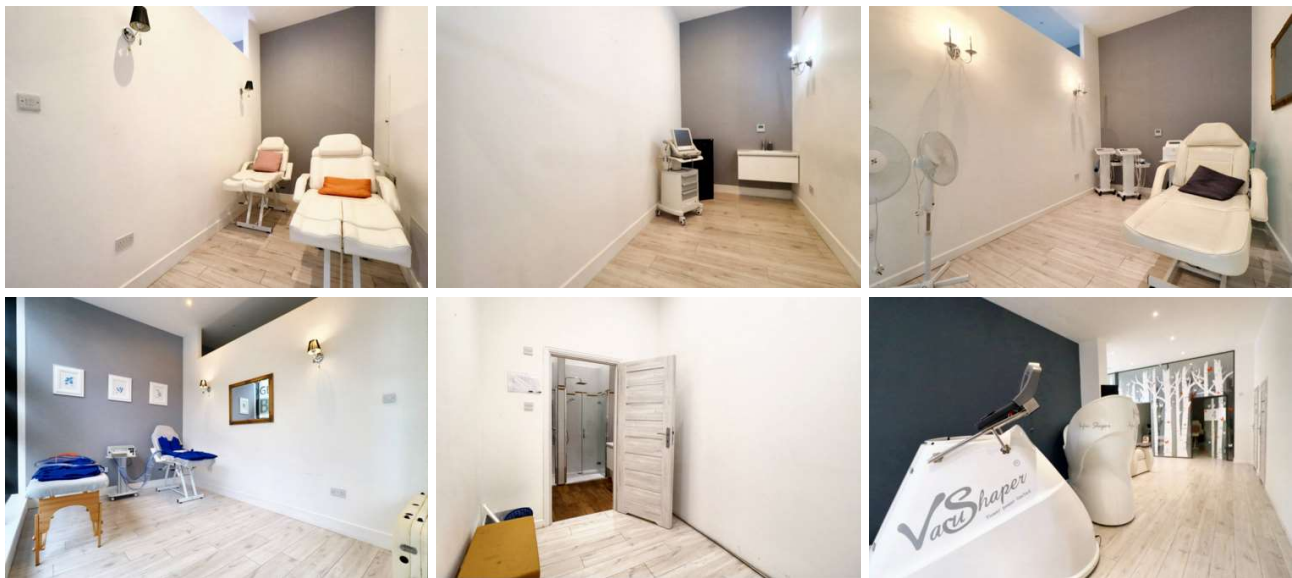


TO LET





Unit 4, 398 London Road, Isleworth, TW7 5AG

£ 39,500 Per Annum

Isleworth

Fitness Studio

Unit 4, 489 LR

## Highlight Features

- ✓ Available Now
- ✓ Flexible Terms
- ✓ Great Transport Links
- ✓ Large Commercial Property
  - ✓ New Lease
  - ✓ No Premium

## Description

Stunning, large commercial unit to let in Isleworth, suitable for a variety of uses within E Class order, which was being operated as a fitness studio. The property consists of a large reception area, four treatment rooms, his and hers WCs, two showers and plenty of storage space. Further benefits include; air conditioning, wood effect flooring and prominent corner position.

### Location:

Situated just moments from Isleworth mainline station providing a quick access into central London and surrounding areas. World famous Syon Park is within 10 minutes' walk.

### Terms:

Available by a way of a new Full Repairing and Insuring lease (FRI) for a term to be negotiated, at an annual rent of £39,500 + Vat. Other financial commitments include; service charge and usual utilities; electricity, water and

business rates.

**Accommodation:**

Ground floor: 200 sq m | 2,152 sq ft

**Usage:**

We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, however applicants are advised to make their own enquiries with London Borough of Hounslow Council.

**Business rates:**

Applicants are advised to make their own enquiries with London Borough of Hounslow Council.

**Value Added Tax:**

Vat is applicable on the rent.

**EPC:**

This property has an energy performance rating of: D (96).

**Legal Costs:**

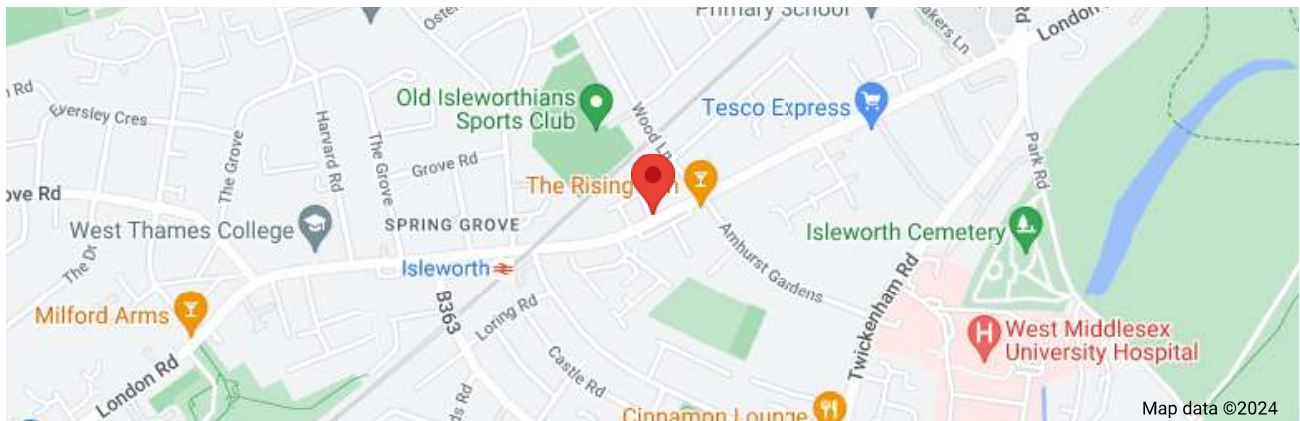
Each party to bear their own legal costs incurred in this transaction.

**Viewings:**

Strictly by an appointment via Kingworths.

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## Map



## Interested In This Property?

Book a viewing using the form or get in touch with us on the details below:

Kingworths

Westlink House, 981 Great West Road, Brentford, TW8 9DN

Tel: 020 8226 0141

Email: [info@kingworths.com](mailto:info@kingworths.com)