

**Worton Hall Studios  
Worton Road  
Isleworth  
TW7 6ER**



**From 150 Sq. Ft (19.94 Sq. M) approx.**

**Studio/Office Units**

**TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

Worton Hall Studios is situated within Worton Hall Estate, off Worton Road in Isleworth. Worton Road connects with Twickenham Road (A310), providing access to the A316 Chertsey Road and A4 Great West Road, leading to the M3 and motorway network. Isleworth and Hounslow Railway stations are within approximately 1¼ miles and Ivybridge Retail Park and Tesco Extra are situated off the Twickenham Road close to the A316.

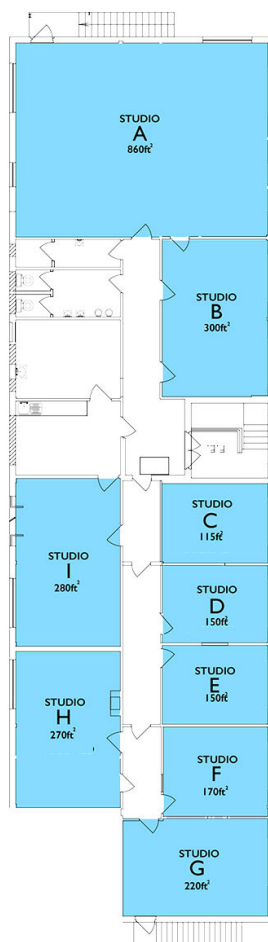
**Description:**

The property has been refurbished to a high standard and other occupiers in the building include high profile artists and creative industries. The individual studios benefit from good natural light and high ceilings. There is shared use of newly refurbished kitchen and toilet facilities, as well as 24-hour access to this gated secure complex with entry phone system.

- Central heating.
- Good natural light.
- Studios/offices.
- WC's and kitchen facilities.
- Parking is available.

The available accommodation has the following approximate floor areas:

1 <sup>st</sup> Floor	Sq. Ft	Sq. M
Studio E	150	19.94
Studio F	170	15.79
Studio G	220	20.45



**Terms:**

The units are available on flexible lease terms for a minimum period of 12 months.

**Rent:**

Studio E 1<sup>st</sup> Floor. £4,500 per annum.

Studio F 1<sup>st</sup> Floor. £5,000 per annum.

Studio G 1<sup>st</sup> Floor. £8,400 per annum.

Rent is inclusive of all utilities, buildings insurance and maintenance, but exclusive of telecoms/broadband costs arranged via a third-party provider. Further details available upon request.

**Legal Costs:**

Each party to be responsible for their own legal costs.

**ANTI MONEY LAUNDERING**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**Viewing:**

Strictly by appointment with joint sole agents.

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Subject to Contract April 2024

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