



# TA

EDUCATION ■ HEALTHCARE ■ RELIGION

The Power House,  
1a Linkfield Road,  
Isleworth TW7 6QG

## CONTEMPORARY OFFICE PREMISES WITH STRONG POTENTIAL FOR EDUCATIONAL USES

- + Suitable for a variety of occupiers within the E use class.
- + Total gross internal area: 4,822 sq ft (NIA).
- + Large outdoor area and several car parking spaces.
- + Self-contained ground and first floor unit.
- + Excellent opportunity for nursery operators seeking a well-presented, flexible space.
- + Adjacent to Isleworth mainline station.



## PROPERTY DESCRIPTION

This thoughtfully converted 1903 electricity generating station now offers versatile space suitable for modern business needs.

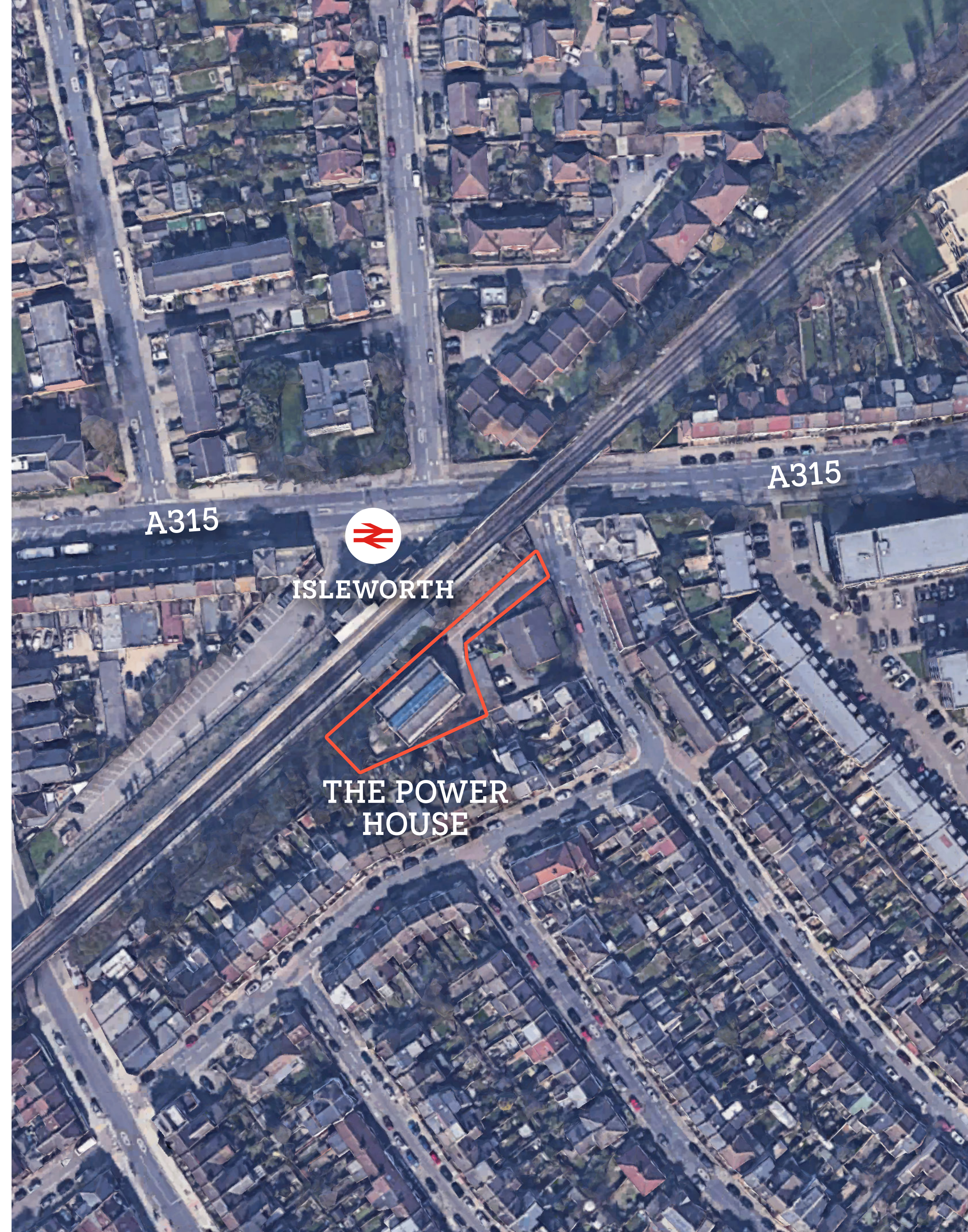
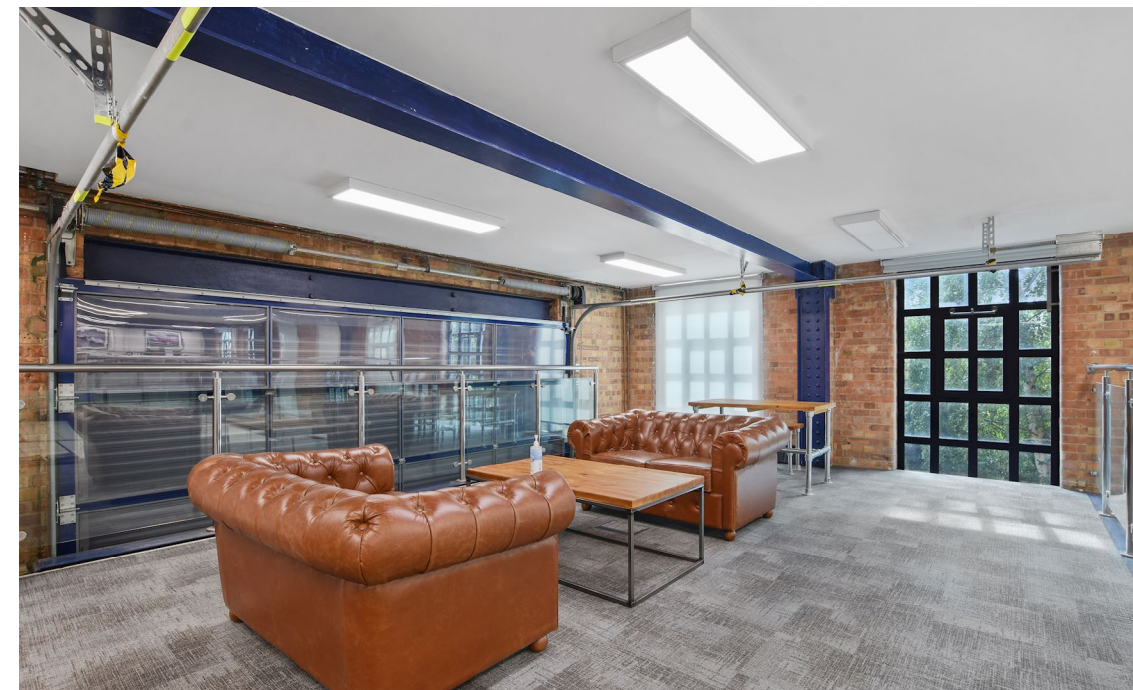
### Features include:

- + Mix of open-plan areas and partitioned offices/meeting rooms.
- + Kitchenette and separate male and female WCs.
- + Large windows providing ample natural light.
- + Air conditioning throughout.
- + Passenger lift.
- + Secure garden area.
- + On-site parking.



## LOCATION

The Power House is ideally situated adjacent to Isleworth mainline railway station in West London. Located approximately 11 miles west of Central London, it benefits from excellent transport links. The property is about 0.6 miles from the A4 Great West Road, providing easy access to Central London, Heathrow Airport (6.7 miles), the M4 (3 miles to Junction 2), and the wider motorway network. Isleworth station offers regular train services to Central London, with journey times of approximately 27 minutes to Vauxhall and 33 minutes to London Waterloo. The surrounding area features a mix of residential and commercial properties, offering a blend of local amenities and a vibrant community atmosphere.







## PLANNING

Current E use class permission allows for various commercial, business, and service uses, including office and nursery operations. Alternative uses may be possible, subject to planning approval.

## RENT

£125,000 + VAT Per Annum.

## VAT

VAT is applicable.

## RATES

Interested parties should check the Rateable Value with Hounslow Council.

## SERVICE CHARGE

To be confirmed.

## EPC

EPC Energy Performance Certificate rating [C]. A copy of the certificate can be provided upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

Strictly by prior appointment through sole Agents TA Property.

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