

**Units 4, 5 and 6
The Wireless Factory
Fleming Way
Isleworth
TW7 6DB**



From 1,526 sq. ft (141.76 sq. m) to 12,192 Sq .ft, (1,132.66 sq m) approx.

**FLEXIBLE CREATIVE COMMERCIAL SPACE
TO LET**

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

The Wireless Factory is situated off Fleming Way, just off Worton Road. Isleworth is ideally situated being approximately 8 miles to the east of Heathrow Airport, and 10 miles west Central London. The town is within easy reach of the nearby centres of Hounslow, Richmond and Twickenham. Isleworth Railway station is approximately 0.7 miles to the north of the scheme with regular services to London Waterloo (approx. 37 mins).

Description:

The Wireless Factory is a private gated commercial and residential scheme. The commercial units offer creative space west of London with high ceilings and amazing natural light.



Amenities:

- Urban chic office space
- Car spaces
- Perimeter trunking or raised floors
- Comfort cooling available
- Showers,
- Cycle storage
- Exposed services
- Outdoor space

Accommodation:

Units 5 and 6 have the following approximate floor areas: -

Unit 5	SQ FT	SQ M		Unit 6	Sq ft	SQ M
Ground	1,905	177.00		Ground	2,028	188.40
First	1,905	177.00		First	2,028	188.40
Second	1,926	179.00		Second	2,400	223.00
TOTAL	5,736	533.00		Total	6,456	599.80

Units 5 and 6 can be combined as a whole giving a total of 12,192 Sq ft, 1,132.66 SQ M or on a floor by floor basis.

Unit 4 has the following approximate floor area: -

Unit 4	Sq ft	SQ M
Ground	1,526	141.76
First	1,526	141.76
Total	3,052	283.52

Terms:

Suites are available on flexible terms by arrangement.

Rent:

Upon application.

Business Rates:

Upon application.

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Energy Performance Certificate:

A0.

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.

For further information please contact sole agents:

Michael Rogers LLP

Joshua Thompson 07701 086242

joshua.thompson@michaelrogers.co.uk

Niall Christian 020 8332 4591

niall.christian@michaelrogers.co.uk

Subject to Contract May 2026

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS