

CONFIDENTIAL - TENANTS UNAWARE FOR SALE

255 sq. m (2,744 sq. ft) GIA

EPIC HOUSE, 128 FULWELL ROAD, FULWELL, TW11 0RQ

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **FREEHOLD SERVICED OFFICE**
- **RENT £70,392 PA WHEN FULLY OCCUPIED**
- **SITUATED IN A RESIDENTIAL LOCATION**
- **POTENTIAL FOR RESIDENTIAL CONVERSION UNDER PDR (STP)**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

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Indicative Site Plan

ACCOMMODATION

The office has an approximate gross internal area of 255 sq m (2,744sq ft)

INCOME

The property is currently let to 6 separate tenants under short term licence agreements.

The total rent when fully occupied is
£70,392 pa

TENURE

Freehold subject to the existing tenancies. We have been advised that vacant possession can be obtained upon three months notice.

PRICE

Offers in the region of £875,000 subject to contract

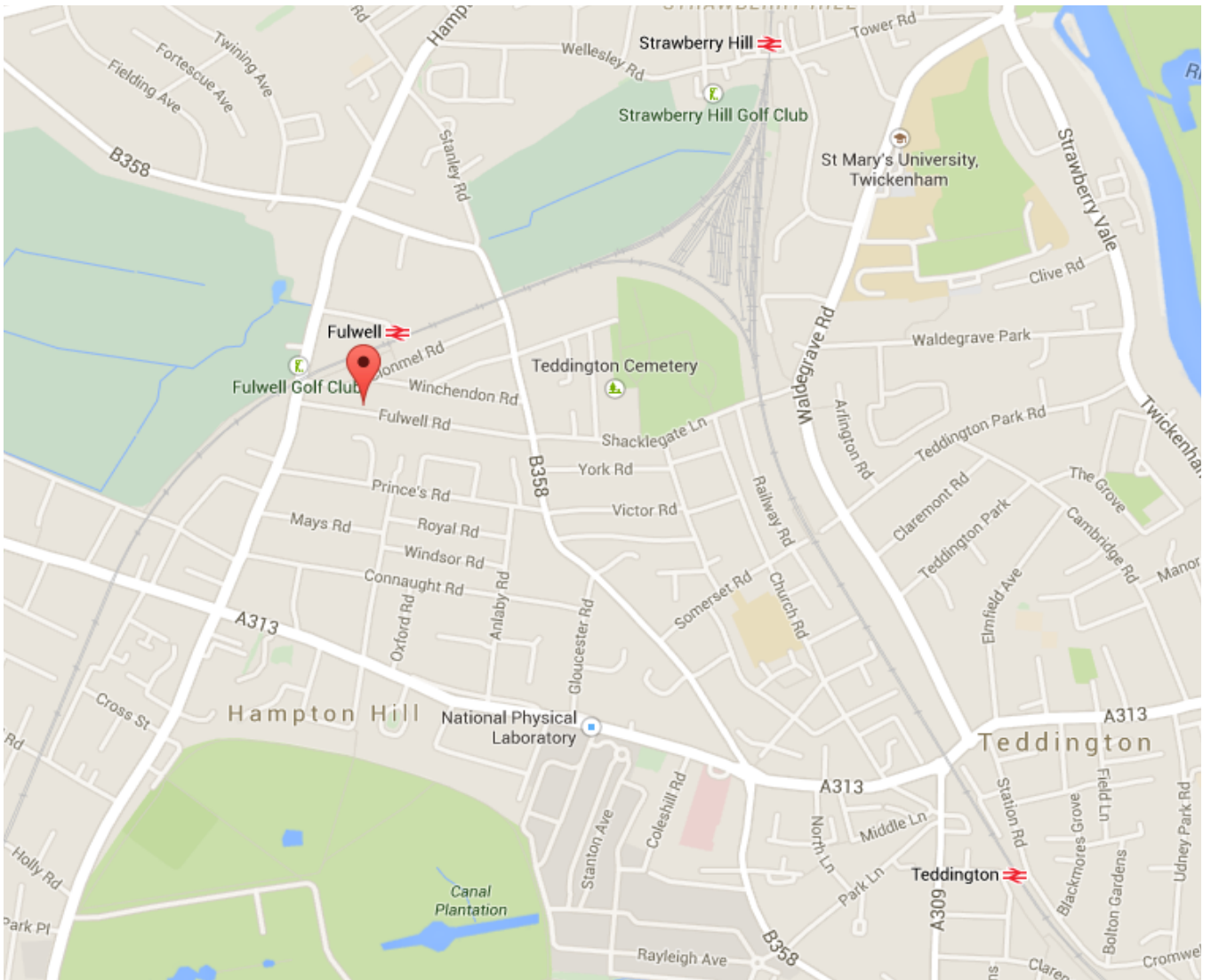
VAT

To be confirmed

*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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BUSINESS RATES

To be advised.

ENERGY PERFORMANCE RATING

Energy Rating: D (96)

VIEWING

Strictly by appointment through Sole Agents.

Antony Rapley
SNELLER COMMERCIAL

020 8977 2204
antony@snellers.com

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