

# TO LET

36 SQ. M (388 SQ. FT) APPROX.

FIRST FLOOR, 60 KING STREET, TWICKENHAM TW1 3SH

**SNELLER**  
COMMERCIAL  
CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
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[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **FIRST FLOOR OFFICE SUITE WITHIN GRADE II LISTED BUILDING**
- **TOWN CENTRE LOCATION**

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.

# FIRST FLOOR, 60 KING STREET, TW1 3SH

## LOCATION

The property is located in a very prominent location on the North side of King Street at the junction of Heath Road and Cross Deep.

The town centre provides all the required facilities for the small business with a number of multiple retailers, coffee shops and cafes.

There is metered parking on Heath Road as well as in the nearby Holly Road car park.

## DESCRIPTION

The office suite is located on the first floor of this 3 storey Grade II Listed building. There is access from King Street to the first floor with a WC and store cupboard on the landing for sole use of the first floor occupier.

The property has undergone redecoration to include re-carpeting throughout and provides an open plan area providing access to 2 individual offices

## ACCOMMODATION

The property has an approximate net internal floor area of 36 sq. m (388 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£8,000 per annum.

## BUSINESS RATES

2017 Rateable Value: £9,600

Tenants may qualify for 100% rates relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

## ENERGY PERFORMANCE RATING

Energy Rating: E121

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

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

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