

# TO LET

54 SQ. M (581 SQ. FT) APPROX.

FIRST FLOOR, 126 HIGH STREET, WHITTON, TW2 7LL

# SNELLER COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

**[www.snellers.com](http://www.snellers.com)**

**020 8977 2204**

- **FIRST FLOOR AND SECOND FLOOR OFFICE SUITE**
- **TOWN CENTRE LOCATION**
- **OPPOSITE WHITTON TRAIN STATION**
- **2 MILES FROM HOUNSLOW TOWN CENTRE**

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 AND SECOND FLOORS, 126 HIGH STREET TW2 7LL

## LOCATION

The property is located in a very prominent position on the High Street opposite Whitton train station which provides direct services to London Waterloo.

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

The A316 Chertsey Road is within 1.5 miles providing access to the M3 and motorway network.

## DESCRIPTION

The office suite is located on the first and second floor of this 3 storey commercial building. There is independent access from the High Street to the first floor providing 3 offices, kitchen and WC. The second floor provides a further open plan office.

The office benefits from UPVC windows, carpeting, air conditioning units (in 3 offices), intercom, fire and security alarm.

## ACCOMMODATION

The property has an approximate net internal floor area of 54 sq. m (581 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£12,000 per annum.

## BUSINESS RATES

2017 Rateable Value: £5,700

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

To be confirmed.

## VIEWING

Strictly by appointment through Sole Agents.

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

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