

UK HOUSE, 82 HEATH ROAD, TWICKENHAM TW1 4BW  
FINAL SUITE REMAINING



FIRST FLOOR OFFICE SUITES FROM  
76 SQ. M (818 SQ. FT) UP TO A MAXIMUM OF  
219 SQ. M (2358 SQ. FT) - TO LET

# LOCATION

This modern office building is prominently situated on the north side of Heath Road at the junction with Clifden Road.

Twickenham provides a good selection of shops, restaurants and bars within the town centre and Twickenham railway station is approximately half a mile and provides regular services to London Waterloo via Richmond with a scheduled journey time from 23 minutes.

Road communications are good with the A316 providing access to central London and the M3.

## BUSINESS RATES

2026 Rateable Value: £48,000

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.



# DESCRIPTION

This last remaining suite is located on the first floor of this modern four storey commercial building with an attractive entrance reception.

The offices have been recently redecorated and provide modern air-conditioned open plan space. There is demountable partitioning creating a separate meeting room and kitchen/staff area. The suite can be leased as a whole or as two smaller suites.

# AMENITIES

- Comfort Cooling
- Male and Female WC's
- Fully Fitted kitchen
- Passenger Lift
- Carpeting
- Suspended Ceiling
- LED Lighting
- Up to 7 car parking spaces



# SUMMARY

- Final suite remaining
- First Floor office
- Lift access
- Air conditioning
- Up to 7 Car parking spaces available
- Town centre location
- New lease available

# EPC

Energy Rating: B33

A copy of the certificate is available upon request.



# SERVICE CHARGE

A service charge is applicable with further details upon request.

# TENURE

The offices are available on a new lease direct from the landlord for a term by arrangement.

# RENT

£18 psf

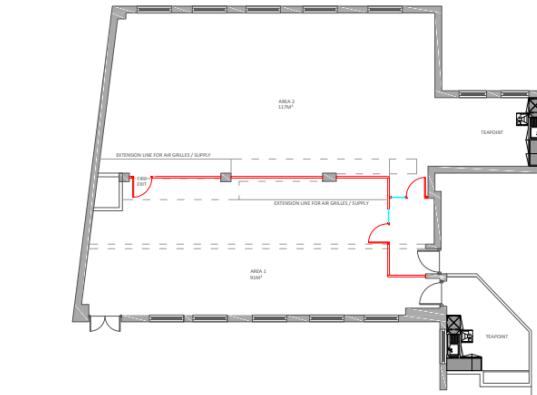
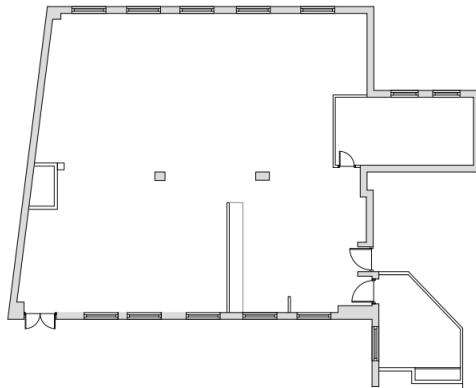
VAT is applicable.





PROJECT:  
UK House  
1st Floor Front  
82-84 Heath Road  
NW1 4BW

DESCRIPTION:  
Floor plan  
DRAWING NO: REV:  
TD001002PL100  
DRAWN BY: JR  
DATE: 22/08/2024  
Scale @ A3: 1:100



Oaktree  
Interiors

[www.oaktreeoffice.com](http://www.oaktreeoffice.com)

## ACCOMMODATION

The first floor office has an approximate net internal floor area of 219 sq.m (2,358 sq. ft) which can be divided as shown above to provide suites from approx. 76 sq. m (818 sq. ft).

## CONTACT US



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