

TO LET

54.6 SQ. M (588 SQ. FT) APPROX.

4 THE MEWS, BRIDGE ROAD, ST. MARGARETS, TW1 1RF

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



- **ATTRACTIVE TWO STOREY MEWS OFFICE**
- **FULLY FURNISHED**
- **GAS CENTRAL HEATING**
- **FULLY EQUIPPED KITCHENETTE**

Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT
020 8977 2204



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.

4 THE MEWS, ST. MARGARETS TW1 1RF

LOCATION

The property is centrally located in St. Margarets, off Bridge Road, which adjoins St. Margarets Road and is immediately accessible to the A316 Chertsey Road.

St. Margarets railway station, with a direct train to Waterloo, is within 200 yards and Richmond station, on the District Line is approximately 1½ miles.

There are a number of local shops, restaurants and cafes as well as a Tesco Express on St. Margarets Road.

DESCRIPTION

The Mews comprises a small development of 6 self contained buildings. No. 4 offers open plan office space on ground and first floor with WC and fully equipped kitchenette.

The office benefits from being in good decorative order and is being offered fully furnished ready for a tenants occupation.

There is free parking for residents in The Mews on a first come/first served basis. There is also a lockable bike store. Parking permits for neighbouring roads are available from the Local Authority.

ACCOMMODATION

The property has an approximate net internal floor area of 54.6 sq. m (588 sq. ft).

AMENITIES

- Fully furnished
- Gas central heating
- Intercom
- Carpeting
- Cat 5 cabling

TENURE

Available on a new lease for a term by arrangement.

RENT

£17,000 per annum exclusive.

VAT is applicable.

BUSINESS RATES

2017 Rateable Value: £12,750

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

ENERGY PERFORMANCE RATING

Energy Rating: D78

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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