

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

223 sq.m (2,400 sq.ft) approx.

www.snellers.com

1ST FLOOR FRONT, UK HOUSE, 82 HEATH ROAD, TWICKENHAM, TW1 4BW



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

020 8977 2204

- **MODERN OPEN PLAN OFFICES**
- **FIRST FLOOR**
- **AIR CONDITIONING**
- **4 CAR PARKING SPACES**
- **CLOSE TO LOCAL AMENITIES**
- **NEW LEASE AVAILABLE**

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.

1ST FLOOR, UK HOUSE, 82 HEATH ROAD, TWICKENHAM, TW1 4BW

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 and Twickenham railway station provides regular services to London Waterloo with a scheduled journey time from 23 minutes. Road communications are good with the A316 providing access to central London and the M3.

DESCRIPTION

The available office suite is situated on the first floor of this modern four storey commercial building with an attractive entrance reception set back from Heath Road.

The offices are presented in good decorative order and provide modern air conditioned open plan space with two separate meeting rooms.

ACCOMMODATION

The office has the following approximate internal floor area:-

223 SQ.M (2,400 SQ.FT)

AMENITIES

- Comfort Cooling
- Passenger Lift
- Suspended Ceiling
- Part Raised Access Floors
- Fully fitted kitchen
- 4 Car Parking Spaces

TENURE

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

RENT

£42,000 per annum plus VAT.

SERVICE CHARGE

Approximately £4.50 psf plus VAT

BUSINESS RATES

2017 Rateable Value: £40,750

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

ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificates are available on request.

VIEWING

Strictly by appointment through Sole Agents.

CONTACT DETAILS

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

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

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 purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.