

TO LET

45 SQ.M (484 SQ. FT) APPROX

40C HEATH ROAD, TWICKENHAM, MIDDLESEX TW1 4BZ

SNELLER COMMERCIAL

CHARTERED SURVEYORS



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

www.snellers.com

020 8977 2204

- **SELF CONTAINED FIRST FLOOR OFFICE**
- **TOWN CENTRE LOCATION**
- **ONE PARKING SPACE**
- **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.

40C HEATH ROAD, TWICKNHAM TW1 4BZ

LOCATION

The office is situated in the heart of Twickenham town centre close to the Junction of Heath Road and King Street. Twickenham is well known for a diversity of multiple retailers including a Marks & Spencer food store and Waitrose as well as a variety of independent retailers, cafes and restaurants.

Twickenham station is approximately ½ a mile with a direct service to London Waterloo via Richmond. For road communications the A316 is approximately 1 mile away providing access to the M3 and motorway network.

DESCRIPTION

The office is located on the first floor of this mid terraced building and offers open plan accommodation with excellent natural light.

The office is currently undergoing refurbishment to include the installation of a new WC and sink unit.

One parking space will be available.

ACCOMMODATION

The property has an approximate net internal floor area of 45 sq. m (484 sq. ft).

TENURE

Available on a new lease for a term by arrangement.

RENT

£10,000 per annum

BUSINESS RATES

2017 Rateable Value: £5,300

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

ENERGY PERFORMANCE RATING

Energy Rating: E117

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Sole Agents.

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

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

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