

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



SUMMARY

- **2,400 sq ft (223.05 sq m)**
- **Modern open plan offices**
- **To Let**
- **Rent: £45,000 pa excl**
- **A new lease, directly from the Landlord for a term to be agreed is available.**

AMENITIES

- **Car Parking Spaces available (4)**
- **Comfort Cooling**
- **Kitchenette**
- **Male & Female WC's**
- **Passenger Lift**
- **Suspended Ceilings**



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 entrance set back from Heath Road. The offices are presented in good order and provide modern air conditioned open plan space.

ACCOMMODATION

Single, first floor office suite

LEASE / TERM

A new lease, directly from the Landlord for a term to be agreed is available.

RENT

£45,000 pa excl

RATES

The premises is listed on the VOA Business Rates website as having a rateable value of £40,750 with a current rate in the pound of 49.3p (2018/2019)

VAT

VAT is applicable

SERVICE CHARGE

Approximately £3.50 per sq ft

EPC RATING

C73

VIEWING

Viewing strictly by prior appointment with the agent:

Julius de Mattos
020 8940 2266
j.demattos@martincampbell.co.uk

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

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Property Ref: 4413. Date: 2019