

**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

Misrepresentation Act 1967: Martin Campbell & Co Ltd for themselves and the vendor(s) or lessor(s) of this property, whose agents they are, give notice that;

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied upon as statements or representations of fact.
3. Any intending purchaser or lessee(s) must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give, and neither Martin Campbell & Co Ltd nor any person in their employment has any authority or make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents quoted are exclusive of VAT. Property misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendments.

Property Ref: 4413. Date: 2018