

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



**SUMMARY**

- **1,414 sq ft (131.41 sq m)**
- **Modern open plan offices**
- **To Let**
- **Rent: £28,000 pa excl**
- **The offices are available from October 2018 on a new lease directly from the Landlord for a term to be agreed.**

**AMENITIES**

- **Car Parking Space (1)**
- **Comfort Cooling**
- **Fitted Kitchen**
- **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 suite is fitted out with high quality hardwood and chrome finish and provides 3 offices plus a meeting room which can also be split with an attractive sliding partition. There is a fully fitted kitchen and male and female WC's. One parking space will be allocated in the adjoining gated car park.

## ACCOMMODATION

Single, first floor office suite

## LEASE / TERM

The offices are available from October 2018 on a new lease directly from the Landlord for a term to be agreed.

## RENT

£28,000 pa excl

## RATES

The premises is listed on the VOA Business Rates website as having a rateable value of £15,500 with a current rate in the pound of 49.3 (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: 4414. Date: 2018