

**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

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
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Property Ref: 4414. Date: 2018