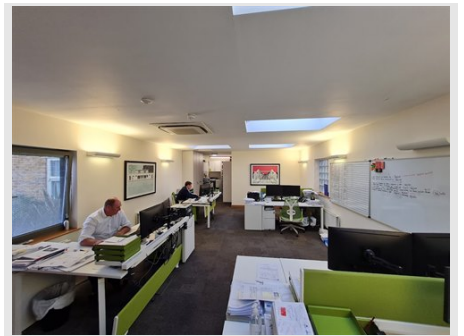


KNIGHT'S HOUSE, 10 KNIGHT'S PLACE, TWICKENHAM, TW2 6QT



SUMMARY

- **1,054 sq ft (97.96 sq m)**
- **Air-conditioned**
- **Parking**
- **Freehold**
- **Price: Upon Application**
- **The existing lease expires on 30 November 2022 and the freehold property will be available to occupy from that date.**

AMENITIES

- **3 Phase Power**
- **Air-conditioning & central heating**
- **Car charger**
- **Garden & Secure bicycle storage**
- **Kitchenette & WC**
- **Off-street Car Parking (2 spaces)**
- **Raised floor**
- **Self-contained purpose built office**
- **Street parking (business permits)**



LOCATION

Situated in Knight's Place, the freehold property is located in the heart of Twickenham, close to Twickenham Green as well as the local high amenities of Heath Road. Strawberry Hill Station is a 10 minutes walk away and there is a regular bus service to Richmond town centre.

DESCRIPTION

The freehold property comprises a purpose built commercial unit, currently in use as an office. The single storey building is constructed out of brick and has a pitched slate roof. The front door, garden doors and windows are in high quality powder coated aluminium. The front door also benefits from a glass canopy.

ACCOMMODATION

The freehold property comprises good quality ground floor accommodation with a private garden and benefits from two car parking spaces.

FLOOR	SIZE
Ground Floor	1,054 sq ft (97.96 sq m)
Total	1,054 sq ft (98 sq m)

LEASE / TERM

The existing lease expires on 30 November 2022 and the freehold property will be available to occupy from that date.

PRICE

Upon Application

RATES

The rateable value is £17,286 and the estimated rates payable is £8,625 per annum.

VAT

VAT is not applicable

SERVICE CHARGE

Ad hoc estate charge for maintenance of access.

EPC RATING

65C

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Viewing strictly by prior appointment with the agent:

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