



Rent: £44,950 Per annum + VAT **Size:** 2,400 Square feet **Ref:** #3157 **Status:** New on!

Location

Prominent location with nearby occupiers including M&S, Boots, Machine Mart, Tesco Express and a variety of other retailers, bars and restaurants. The property is within a short walking distance of Twickenham train station.

Description

Light and airy open-plan office suite to let on a new lease in a central Twickenham location.

The first floor provides air conditioned office accommodation, two meeting rooms and a kitchen and also benefits from lift access and four allocated parking spaces. There are shared male and female WC's.

As well as allocated parking there is on street parking close by.

There is a service charge of approximately £5 per sq ft.

Early viewings recommended.

Address

Address: 82 Heath Road Postcode: TW1 4BW Town: Twickenham Area: Surrey

General information

Tenure:	Leasehold
Rent:	£44,950 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a R.V. of £41,750, payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ High footfall
- ✓ Kitchen facility
- ✓ Lift service
- ✓ Prime pitch
- ✓ Close to station
- ✓ Meeting room

Property Map



Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.