



Rent: £28,500 Per annum + VAT **Size:** 1,500 Square feet **Ref:** #3179 **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

Bright open plan office suite to let in Twickenham town centre.

The office benefits from lift access, air conditioning, kitchen, WC and two allocated parking spaces.

There are two glass partitioned meeting rooms and the office measures approximately 1545 sq ft in total.

Service charge- £3.5 per sq ft.

Insurance- £772 p.a.

Address



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

General information

Tenure:	Leasehold
Rent:	£28,500 Per annum + VAT
Legal fees:	Not specified
Rateable value:	The VOA website states a rateable value of £24,000 payable at the prevailing rate.
Lease details:	New FRI lease for a term to be agreed

Features

- ✓ Air Conditioning
- ✓ Allocated parking
- ✓ Close to station
- ✓ High footfall
- ✓ Kitchen facility
- ✓ Lift service
- ✓ 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.