

# TO LET

35.6 SQ. M (383 SQ. FT) APPROX.

SECOND FLOOR, 60 KING STREET, TWICKENHAM TW1 3SH

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial**  
**Bridge House**  
**74 Broad Street**  
**Teddington**  
**TW11 8QT**

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **SECOND FLOOR OFFICE WITHIN GRADE II LISTED BUILDING**
- **TOWN CENTRE LOCATION**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# SECOND FLOOR, 60 KING STREET, TW1 3SH

## LOCATION

The property is located in a very prominent location on the North side of King Street at the junction of Heath Road and Cross Deep.

The town centre provides all the required facilities for the small business with a number of multiple retailers, coffee shops and cafes.

There is metered parking on Heath Road as well as in the nearby Holly Road car park and Twickenham station provides direct access to London Waterloo.

## DESCRIPTION

The office suite is located on the second floor of this 3 storey Grade II Listed building. There is access from King Street to the second floor and the open plan office is self contained with its own WC and kitchenette facilities.

The property has undergone redecoration and benefits from AC heating/cooling unit, carpeting, intercom, spot lights, store cupboard and good natural light.

## ACCOMMODATION

The property has an approximate net internal floor area of 35.6 sq. m (383 sq. ft).

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£10,500 per annum.

## BUSINESS RATES

2023 Rateable Value: £4,300

Tenants may qualify for 100% rates relief and for confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

## ENERGY PERFORMANCE RATING

Energy Rating: C54

A copy of the certificate is available upon request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

These particulars are intended to give a fair description, but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending purchaser must satisfy himself as to their correctness. All prices / rents are quoted exclusive of VAT where applicable