

OFFICES TO LET

209 SQ. M (2,250 SQ. FT) APPROX.

SWAN HOUSE, 203 SWAN ROAD, HANWORTH, TW13 6LL

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **OPEN PLAN OFFICES**
- **AIR CONDITIONING**
- **PARKING**
- **CLOSE TO M3**
- **VERY COMPETITIVE RENT**

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.

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LOCATION

The property is prominently located on the junction of Swan Road and Bear Road in Hanworth. The A316/M3 is within only half a mile of the building offering excellent communications to Central London as well as the M25 and national motorway network. Heathrow Airport is just 4 miles to the north west of the building. Kempton Park railway station is one mile to the South West, offering a regular mainline service to Richmond & London Waterloo. Local amenities include a Tesco Metro, Boots Pharmacy and a Post Office.

DESCRIPTION

The offices are located on the ground floor of this prominent modern building. The available suite will benefit from it's own private entrance. The suite is currently partitioned to provide a number of offices, reception area, meeting room and kitchen.

The offices benefit from air conditioning and a number of designated parking spaces.

ACCOMMODATION

The offices have an approximate net internal floor area of:-

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TENURE

Available on a new lease for a term by arrangement.

RENT

£15 per square foot annum exclusive.

SERVICE CHARGE

TBC

BUSINESS RATES

Rates Payable Approx: £5.55 psf

For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond.

ENERGY PERFORMANCE RATING

Energy Rating: B48

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
020 8977 2204
matt@snellers.com



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

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