

# TO LET

131.4 sq.m (1414 sq.ft) approx.

1ST FLOOR REAR, UK HOUSE, 82 HEATH ROAD, TWICKENHAM, TW1 4BW

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# 1ST FLOOR, UK HOUSE, 82 HEATH ROAD, TWICKENHAM, TW1 4BW

## LOCATION

This modern office building is prominently situated on the north side of Heath Road at the junction with Clifden Road. Twickenham provides a good selection of shops, restaurants and bars and Twickenham railway station provides regular services to London Waterloo with a scheduled journey time from 23 minutes. Road communications are good with the A316 providing access to central London and the M3.

## DESCRIPTION

The available office suite is situated on the first floor of this modern four storey building with an entrance set back from Heath Road. The suite is fitted out with high quality hardwood and chrome finish and provides 3 offices plus a meeting room which can also be split with an attractive sliding partition. There is a fully fitted kitchen and male and female WC's. One parking space will be allocated in the adjoining gated car park.

## ACCOMMODATION

Approximate floor area:

131.4 SQ.M (1414 SQ.FT)

## AMENITIES

- Comfort Cooling
- Passenger Lift
- Suspended Ceiling
- Male & Female WC's
- Fitted Kitchen
- 1 Car Parking Space

## TENURE

The offices are available from September 2018 on a new lease directly from the landlord for a term by arrangement.

## RENT

£20 per sq ft per annum exclusive.

£28,000 per annum plus VAT.

## SERVICE CHARGE

Approximately £3.50 psf plus VAT.

## BUSINESS RATES

2017 Rateable Value: £15,500

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

## ENERGY PERFORMANCE RATING

Energy Rating: C73

A copy of the certificates are available on request.

## VIEWING

Strictly by appointment through Joint Sole Agents.

## CONTACT DETAILS

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