

# TO LET

58.5 sq. m (630 sq. ft) approx.

2 THE MEWS, BRIDGE ROAD, ST. MARGARETS TW1 1RF

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS



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

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

- **THREE STOREY OFFICE IN MEWS DEVELOPMENT**
- **FITTED TO A HIGH SPECIFICATION**
- **CONVENIENTLY SITUATED**
- **NEW LEASE AVAILABLE**

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.

# 2 THE MEWS, ST. MARGARETS TW1 1RF

## LOCATION

The property is centrally located in St. Margarets, off Bridge Road, which adjoins St. Margarets Road and is immediately accessible to the A316 Chertsey Road.

St. Margarets railway station, with a direct train to Waterloo, is within 200 yards and Richmond station, on the District Line is approximately 1½ miles.

There are a number of local shops, restaurants and cafes as well as a Tesco Express on St. Margarets Road.

## DESCRIPTION

The Mews comprises a small development of 6 self contained buildings. No. 2 offers open plan office space on 3 floors and WC on the first floor.

The office benefits from being in good decorative order and benefits from the following:-

- Entry phone system
- Security alarm
- Gas central heating
- Cat 5 network cabling
- Carpeting

There is free parking for residents in The Mews on a first come/first served basis. There is also a lockable bike store. Parking permits for neighbouring roads are available from the Local Authority.

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£16,000 per annum  
VAT is applicable.

## ACCOMMODATION

The property has the following approximate net internal floor areas:-

	SQ. M	SQ. FT
Ground floor	21.3	229
First floor	15.8	170
Second floor	17.3	186
Plus under 1.5m	4.1	44
<b>TOTAL</b>	<b>58.5</b>	<b>630</b>

## BUSINESS RATES

First and Second Floor:  
2023 Rateable Value: £6,500

Ground Floor:  
2023 Rateable Value: £4,600

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

## ENERGY PERFORMANCE RATING

Energy Rating: D83

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**

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