

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

135 sq.m (1454 sq.ft) & 223 sq.m (2400 sq. ft)

www.snellers.com

UK HOUSE, 82 HEATH ROAD, TWICKENHAM, TW1 4BW



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

020 8977 2204

- **TWO OFFICE SUITES**
- **FIRST AND THIRD FLOOR WITH LIFT ACCESS**
- **AIR CONDITIONING**
- **ALLOCATED CAR PARKING**
- **CLOSE TO TOWN CENTRE**
- **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.

3RD 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 suites are located on the first floor and third floor of this modern four storey commercial building with an attractive entrance reception set back from Heath Road.

The offices are presented in good decorative order and provide modern air conditioned open plan space with demountable partitioning to create meeting rooms and private offices.

ACCOMMODATION

The offices have the following approximate internal floor areas:-

First Floor: 223 SQ. M (2400 SQ. FT)
Third Floor: 135 SQ. M (1454 SQ. FT)

AMENITIES

- Comfort Cooling
- Male and Female WC's
- Fitted kitchen
- Passenger Lift
- Carpeting
- Suspended Ceiling
- LED Lighting
- Third Floor - 2 parking spaces
- First Floor – 4 parking spaces

TENURE

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

RENT

First Floor: £44,950 pa exclusive
Third Floor: £28,500 pa exclusive

VAT is applicable.

SERVICE CHARGE

A service charge is applicable with further details upon request.

BUSINESS RATES

2023 Rateable Values:

First Floor: £41,750
Third Floor: £24,000

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

ENERGY PERFORMANCE RATING

Energy Rating: B33

A copy of the certificate is available upon request.

VIEWING

Strictly by appointment through Joint Sole Agents.

CONTACT DETAILS

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