

# TO LET

155 sq. m (1668 sq. ft) GIA

REAR OF 136 HIGH STREET, WHITTON, TWICKENHAM TW2 7LL

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS



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

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

**020 8977 2204**

- **SINGLE STOREY LIGHT INDUSTRIAL UNIT**
- **OPEN PLAN PLUS STORE ROOMS**
- **GARAGE WITH UP AND OVER DOOR**
- **GOOD ACCESS AT THE REAR OF THE HIGH STREET**
- **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.

# REAR OF 136 HIGH STREET, WHITTON, TW2 7LL

## LOCATION

The property is located to the rear of 136 High Street, Whitton with access from Constance Road.

Whitton is to the south of Hounslow and to the west of Twickenham and serves a busy local community.

Whitton railway station is at the end of the High Street and a number of bus routes serve the area.

The A316 Chertsey Road is within 2 miles providing access to the M3 and motorway network.

## DESCRIPTION

The property comprise a single storey workshop/store with loading via an up and over garage door.

The property has limited natural light and is laid out to provide an open plan area plus a number of store rooms, kitchenette and WC.

## ACCOMMODATION

The property has an approximate Gross Internal floor area of:-

155 sq. m (1668 sq. ft)

## TENURE

Available on a new lease for a term by arrangement.

## RENT

£19,000 per annum exclusive.

## BUSINESS RATES

2023 Rateable Value: £16,750

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

## ENERGY PERFORMANCE RATING

Energy Rating: TBC

## VIEWING

Strictly by appointment through Sole Agents.

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

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