

TO LET

SNELLER COMMERCIAL

37 sq. m (400 sq. ft) & 45 sq. m (487 sq. ft) approx

CHARTERED SURVEYORS

CROWN YARD, ST. MARGARETS, TWICKENHAM TW1 3EE



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

www.snellers.com

020 8977 2204

- **BRIGHT, NEWLY CONSTRUCTED FIRST FLOOR OFFICE SUITES**
- **COURTYARD SETTING**
- **FULLY INCLUSIVE RENT AVAILABLE**
- **NEW LEASE ON TERMS TO BE AGREED**

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.

CROWN YARD, ST. MARGARETS TW1 3EE

LOCATION

The property is located in Crown Road, St. Margarets, which adjoins Richmond Road and St. Margarets Road.

All the local amenities of St. Margarets are within easy reach including pubs, cafes, restaurants as well as Tesco and independent retailers.

St. Margarets Station is within a few hundred yards and the A316 Chertsey Road adjoins St. Margarets Road, providing access to the A316, M3 motorway network and central London. A number of bus routes also serve the local area.

DESCRIPTION

The property comprises a converted character warehouse providing offices on ground and first floor levels. The ground floor is now occupied and the available offices are situated on the first floor.

The offices are fully refurbished and provide good natural light, high ceilings with spot lights, gas central heating, large UPVC windows and shared male and female WC's.

The whole of the first floor provides four offices, which can also be divided into two suites of two inter-connected offices.

ACCOMMODATION

The offices have the following approximate net internal floor areas:-

First Floor Left	37 sq. m	400 sq. ft
First Floor Right	45 sq. m	487 sq. ft
TOTAL	82 sq. m	887 sq. ft

TENURE

Available on a new lease with terms to be agreed.

RENT

The rent will be fully inclusive of all utilities, maintenance of the buildings and common areas and buildings insurance.

First Floor Left	£14,000 pa
First Floor Right	£17,000 pa
TOTAL	£31,000 pa

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
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Anti Money Laundering (AML) regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

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

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