

COMMERCIAL BUILDING TO LET

150.12 SQ. M (1,616 SQ. FT)

1-3 BAYLIS MEWS, 99 AMYAND PARK RD, TWICKENHAM TW1 3HN

SNELLER
COMMERCIAL
CHARTERED SURVEYORS



Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT

020 8977 2204

- **OTHER USES CONSIDERED**
- **GROUND & FIRST FLOOR OFFICES**
- **DETACHED BUILDING WITH 3 PARKING SPACES**
- **AIR CONDITIONING**
- **SECURE BICYCLE STORE**

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.

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LOCATION

The premises are located within Baylis Mews, an attractive mixed use development within approximately 400m of Twickenham Town Centre. The town provides a wide variety of multiple and specialist shopping facilities together with a range of restaurants, bars and cafes.

Twickenham Railway station is approximately 600m away providing services direct to London Waterloo via Kingston and Richmond. The A316 is approximately 0.7 miles away providing access to the M3, M25 and national motorway network.

DESCRIPTION

The accommodation provides two floors of offices over ground and first floors. The landlord will consider alternative uses (subject to planning).

Both floors provide a mixture of open plan areas and partitioned offices. There is also a kitchenette, breakout space and male and female WC's.

AMENITIES

- Central Heating
- Carpeting
- Kitchenette
- Recessed lighting
- Attractive glass partitions
- Comfort cooling units
- 3 Parking spaces
- Secure bicycle store
- Male & Female WC's

ACCOMMODATION

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

TOTAL 150.12 SQ. M 1,616 SQ. FT

TENURE

The offices are to be let as a whole on a new FRI lease for a term by arrangement.

RENT

£35,000 per annum

£21.66 per square foot

BUSINESS RATES

2017 Rateable Value: £33,750

+ Parking @ RV of £1,500 per annum

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

ENERGY PERFORMANCE RATING

Energy Rating: TBC

VIEWING

Strictly by appointment through Sole Agents.

Matt Walters
Sneller Commercial
020 8977 2204
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*** SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS * LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS * PROPERTY INVESTMENTS**

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