

# TO LET/FOR SALE

**SNELLER**  
COMMERCIAL

CHARTERED SURVEYORS

64.4 SQ. M (692 SQ. FT) APPROX. GIA

17 CRANE MEWS, GOULD ROAD, TWICKENHAM TW2 6RS



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

**020 8977 2204**

- **SELF CONTAINED MEWS OFFICE**
- **COURTYARD SETTING**
- **TIMBER FLOORS**
- **HIGH CEILING**
- **EXCELLENT DECORATIVE CONDITION**

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.

# 17 CRANE MEWS, TWICKENHAM TW2 6RS

## LOCATION

Crane Mews is located just off Gould Road in a largely residential area behind the River Crane in Twickenham.

Twickenham town centre is approximately ½ a mile providing access to numerous shops, cafes and restaurants with excellent bus services via Richmond and Kingston.

The A316 is within 1 mile providing access to the M3 and motorway networks.

Twickenham railway station is just over a mile and Strawberry Hill station is just under a mile, both providing direct access to London Waterloo.

## DESCRIPTION

The property comprises a self contained mews office on ground and first floor levels providing open plan office space with fitted kitchen area and disabled WC.

The property is presented in excellent decorative condition with electric heating, video entry, attractive exposed brickwork and timber flooring. The property can also be offered fully furnished.

Parking permits are available in the surrounding roads.

## ACCOMMODATION

The property has an approximate gross internal floor area of 64.4 sq. m (692 sq. ft).

## TENURE

Available either for sale or to let on a new lease.

## RENT

£19,000 per annum exclusive.

## PRICE

Offers in excess of £350,000 for the long leasehold interest.

999 years from 1st January 2008.

## VAT

The rent and price are subject to VAT.

## BUSINESS RATES

2017 Rateable Value: £9,400

Occupiers may qualify for 100% rates relieve and for confirmation of rates, please contact the business rates department of the London Borough of Richmond upon Thames.

## ENERGY PERFORMANCE RATING

Energy Rating: E108

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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