

14 CRANE MEWS GOULD ROAD TWICKENHAM

655 sq ft (61.00 sq m) approx



ADDRESS

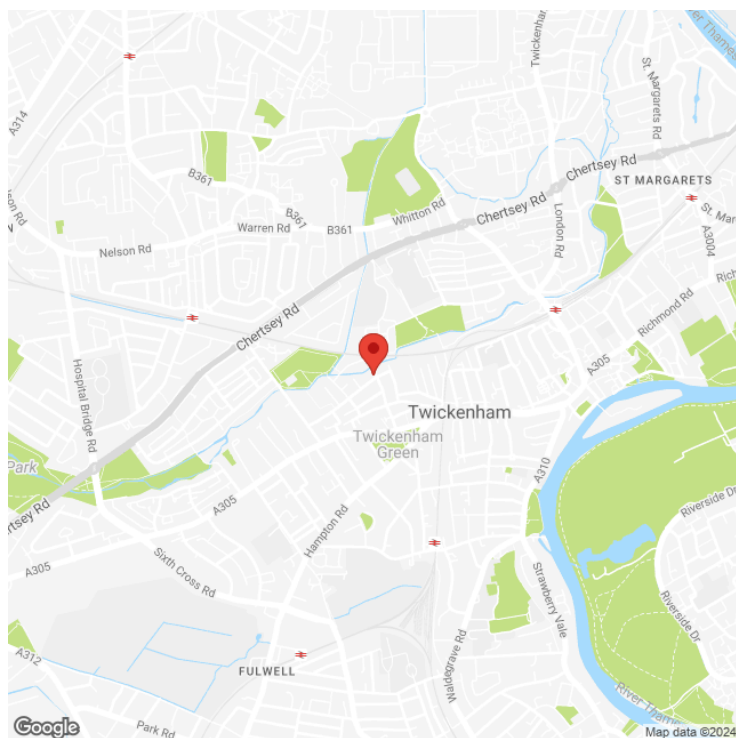
14 Crane Mews
Gould Road
Twickenham
TW2 5RS

DESCRIPTION

Office Building For Sale or To Let Crane Mews is located just off Crane Road, on Gould Road in a largely residential area behind the River Crane. The A3316 is nearby giving good access to the M3 motorway and Central London. Twickenham British Rail station is within 1.2 km and Strawberry Hill British Rail station, is 1 km of the property. The Mews benefits from being in close proximity to numerous shops and restaurants. Many bus routes serve the area.

14 The Mews benefits from a small patio area. The property forms part of a regeneration of Victorian buildings providing contemporary office space over ground and first floors. EPC Rating: D-85

Dated: 27/07/2024



SPECIFICATION

- Central heating
- Timber floors
- Contemporary lighting
- CAT V lighting
- Kitchen
- WC
- Patio
- Stunning
- Entrance
- Communal area

Tenure	Available on a new full repairing and insuring lease for a term by arrangement
Price	£350,000
Rent	£18,000 per annum exclusive
Service Charge	To be provided
Rates	RV £12,500. Rates payable £6,237.50
Size	655 sq ft (61.00 sq m) approx

CONTACT

Niall Christian
BSc MRICS
T 020 8332 4591
M 07780 678684
E niall.christian@michaelrogers.co.uk

Dated: 27/07/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ