

**14, Crane Mews,  
Gould Road  
Twickenham  
TW2 6RS**



655 sq ft (61.00 sq m) approx.

**OFFICE BUILDING FOR SALE or TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond, TW10 6UQ

[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**Location:**

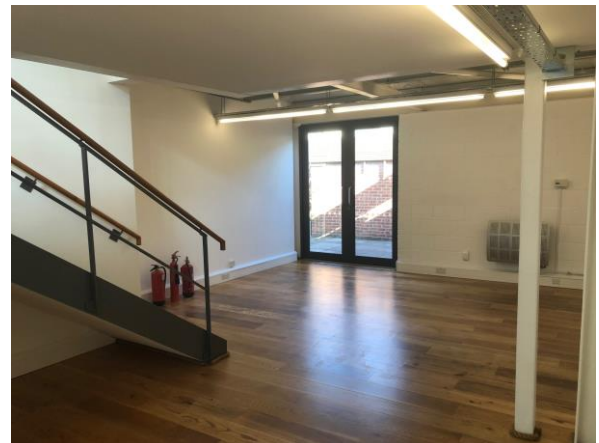
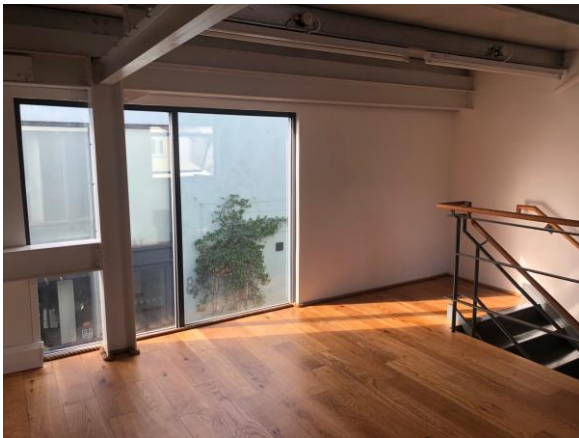
Crane Mews is located just off Crane Road on Gould Road in a largely residential area behind the River Crane. The A316 is nearby providing good access to the M3 motorway and Central London. Twickenham British Rail Station is within 1.2 Km and Strawberry Hill British Rail Station 1 Km. The Mews is within close proximity of numerous shops and restaurants and many buses serve the area.

**Description:**

Unit 14 which measures approximately 655 sq ft (61 sq m) benefits from a small patio area. The available accommodation forms part of a regeneration of Victorian buildings providing contemporary office space over ground and first floors.

**Amenities:**

- Central Heating
- Timber Floors
- Contemporary Lighting
- CAT V Wiring
- Kitchen
- WC
- Patio
- Stunning Entrance
- Communal Area

**Terms:**

The offices are available either freehold or leasehold on a new full repairing and insuring lease for a term by arrangement.

**Rental:**

£18,000 per annum exclusive.

**Price:**

£350,000

**EPC:**

D85

## Rating Assessment:

The office has a rateable value of £12,500 which gives rates payable of £6,237.50 per annum. Interested parties are advised to make their own enquiries with the London Borough of Richmond with regards rates. The property may benefit from small business rate relief.

## Service Charge:

Further details to be provided.

## Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

## Viewing:

Through Sole Agents

Michael Rogers LLP

Tel: 0208 332 7788

## Niall Christian

[niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)

## Harry Deacon-Jackson

[harrydj@michaelrogers.co.uk](mailto:harrydj@michaelrogers.co.uk)

August 2023

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

**Regulated by RICS**