

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



855 Sq. Ft (79.00 Sq. m) approx.

OFFICE BUILDING TO LET

0208 332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Location:

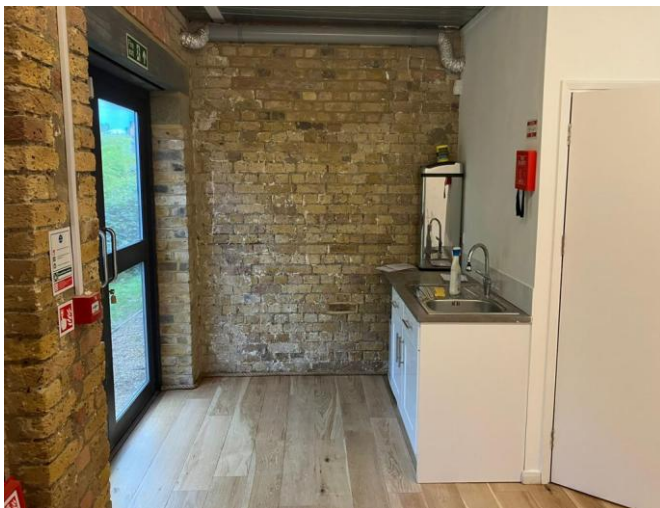
Crane Mews is located just off Crane Road on Gould Road in a largely residential area behind the River Crane. The A316 is nearby giving good access to the M3 Motorway and Central London. Twickenham British Rail Station is within 1.2 Km and Strawberry Hill British Rail Station 1 Km. The Mews is within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

Description:

Unit 5 backs onto the River Crane and consists of approximately 855 sq. ft (79 sq. m) and 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 on a new full repairing and insuring lease for a term by arrangement.

Rental:

£16,000 per annum exclusive.

EPC:

D83

Rating Assessment:

We are advised that the property has a rateable value of £17,250 per annum giving rates payable of approximately £7,452.00 per annum for 2026/27. Interested parties are advised to make their own enquiries with the Valuation Office Agency.

Service Charge:

The service charge is approximately £2,500.00 per annum. 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.

For further information please contact sole agents:

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Subject to Contract
May 2026

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