

**UK House
82 Heath Road
Twickenham
TW1 4AT**



1,454-3,854 sq ft (358 sq m) approx

QUALITY AIR CONDITIONED OFFICES

TO LET

020 8332 7788

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

Location:

UK House is prominently situated on Heath Road, in the heart of Twickenham town centre. A popular business location, Twickenham provides numerous retail and leisure amenities, is convenient for M3, M4 and M25 motorways and within 6 miles of Heathrow Airport. Within a short walk is Twickenham Station which provides regular services to London Waterloo with fastest journey time of 24 minutes. The property is adjacent to Holly Road short term car park.

Description:

The available suites are located on the first and third floors of a four-storey commercial building with an entrance lobby. The offices are in great condition with air-conditioning, kitchens and open plan space.

Accommodation:

Floor	Sq Ft	Sq M
First	2,400	223
Third	1,454	135
Total	3,854	358

**Amenities:**

- Comfort cooling
- WC's
- Fitted kitchen
- Carpeting
- LED lighting
- Parking available
- Passenger lift

Terms / Rent:

£18 per sq ft . A new full repairing and insuring lease is available for a term to be agreed.

Rates:

Floor	Business Rates	Rates Payabale
First	£41,750	£20,833
Third	£24,000	£11,975

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

Service Charge:

Details available upon request.

EPC:

EPC Rating: B33.

Legal Costs:

Each party to bear their own legal costs.

For further information please contact:

Michael Rogers LLP – 020 8332 7788

Joshua Thompson -
joshua.thompson@michaelrogers.co.uk

Niall Christian - niall.christian@michaelrogers.co.uk



Subject to Contract April 2015

The accuracy of any description, 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 its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents 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