

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



2,400 sq ft / 223 sq m approx

**QUALITY AIR CONDITIONED
1st FLOOR OFFICE SUITE**

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 suite is located on the first floor of a four-storey commercial building with an entrance lobby. The office is in great condition with air-conditioning, kitchens and open plan space.

Accommodation:

Floor	Sq Ft	Sq M
First	2,400	223
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 Payable
First	£41,750	£20,833

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:

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Subject to December 2025

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