

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



**1,454-3,854 Sq ft (358.00 Sq m) approx.**

**QUALITY AIR-CONDITIONED OFFICES**

**TO LET**

**020 8332 7788**

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ**

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

## Location:

UK House is prominently situated on Heath Road, in the heart of Twickenham town centre. A popular business destination, 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 1<sup>st</sup> and 3<sup>rd</sup> floor of a four-storey commercial building with an entrance lobby. The offices are in excellent condition with air-conditioning, kitchens and open plan space.

## Accommodation:

Floor	Sq. ft	Sq. m
First	2,400	223.00
Third	<b>LET 1,454</b>	135.00
<b>Total</b>	<b>3,854</b>	<b>358.00</b>



**Amenities:**

- Comfort cooling
- WCs
- Fitted kitchen
- Carpeting
- LED lighting
- Parking available
- Passenger lift

**Terms:**

The suites are available on new full repairing and insuring leases for a term to be agreed.

**Rent:**

£18.00 per Sq ft.

**Rates:**

Floor	Rateable Value	Rates Payable 2026/27
First	£46,750	£20,196
Third	£27,750	£11,988

Interested parties are advised to make their own enquiries with the Valuation Office Agency.

**Service Charge:**

Details available upon request.

**Energy Performance Certificate:**

EPC Rating: B33.

**Legal Costs:**

Each party to bear their own legal costs.

**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:**

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Subject to Contract March 2026

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