

TO LET

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122 NELSON ROAD, WHITTON TW2 7AY

Commercial Suites

240 sq ft (22.30 sq m) to 690 sq ft (64.10 sq m) approx.

**Michael
Rogers**

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122 Nelson Road, Whitton TW2 7AY

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LOCATION

The property is located on Nelson Road near the junction with Whitten High Street and Hounslow Road. Whitton is located on the borders of Twickenham and Hounslow and in the London Borough of Richmond upon Thames, approximately 12 miles southwest of central London. Whitton British Rail station is approximately ¼ mile distant providing regular services to London Waterloo.

DESCRIPTION

The two units are on the first floor. They are accessed via a ground floor entrance and carpeted stairs.

AMENITIES

- Gas central heating
- Fluorescent lights
- Double glazing
- Male & female toilets
- Kitchen

ACCOMMODATION

The suites have the following approximate net internal floor areas:

	SQ FT	SQ M
Suite 122B	450	41.80
Suite 122C	240	22.30
Total	690	64.10

QUOTING RENT

Suite 122B £10,000 per annum inclusive of service charge but excluding utilities.

Suite 122C £6,000 per annum inclusive of service charge but excluding utilities.



RATING ASSESSMENT

Floor	Rateable Value	Rates Payable Per Annum
Suite 122B	£7,100	£3,067.20
Suite 122C	£4,250	£1,836.00

Small business rate relief should apply.

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

SERVICE CHARGE

Included in the rent.

ENERGY PERFORMANCE CERTIFICATE

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ANTI MONEY LAUNDERING

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