

159 HEATH ROAD

Twickenham



LDG



159 Heath Road







## DESCRIPTION

Twickenham House is attractively located between the centre of Twickenham and Twickenham Green, close by to a number of railway stations. The area benefits from over 500,000 residents living in the postcode with the average age under 40. The unit itself is situated within a mixed use development with 21 flats above. The premises is in shell and core condition, suitable for a variety of uses and comes with 3 car parking bays at the rear of the property.

## HIGHLIGHTS

- Ground Floor commercial unit
- Suitable for a variety of uses
- Shell & Core Condition
- Generous floor to ceiling height
- 3 dedicated car parking space
- Excellent return frontage
- Potential to split into 3 units

## USE

Class E - suitable for a variety of uses from offices, non-food retail, supermarket, showroom, nurseries, gyms, to name a few.

## RENT

The rent is subject to fixed increases at the third and fifth anniversary of the term based on 13.5%.

## LEASE

For a term by arrangement.

## RATES

The premises has not yet been rated by the local authority. The quoted rates are estimated and for indicative purposes only.

## WHEN CAN YOU MOVE IN?

As soon as possible, subject to contract.

## VAT

This building is elected for VAT.

## VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

## DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

## COMMUTE

Strawberry Hill - 11 mins  
Twickenham - 11 mins  
Richmond 20 mins

## CAR PARKING

3 car parking bays included

## FOODIE HOTSPOTS

- Athur's Pizza - Soul  
- Khao Thai - Zizzi

## LIQUID LUNCH

- The Crane Tap - The Prince Albert  
- The Bloomsbury - The Prince Blucher

## A STRETCH AWAY

- Pure Gym - Anytime Gym  
- The Yoga Bar - CORE



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
Ground	3,370	£70,000 per annum	£25,000 /annum	£5,000 /annum	£8,333.33	£100,000	Under Offer
<b>Total</b>	<b>3,370</b>				<b>£8,333.33</b>	<b>£100,000</b>	

Ready to talk?



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