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GROSVENOR DEAN



Studio 1, 22b Heath Road, Twickenham TW1 4HG

Ground Floor Live/Work Studio New Build

Key Points

- Ground floor Commercial Live/Work Studio
- Fully refurbished with Modern Kitchen & Facilities
- Ideal for Small Business
- New Build
- Excellent Transport Links
- Central Heating & Double Glazing

Location

Heath Road is a major thoroughfare and Twickenham's primary commercial and transport corridor. The property is based in an affluent area with a range of mixed-use properties. National retail operators on Heath Road include M&S, Iceland, Sainsbury's, Tesco, Waitrose Greggs and Screwfix.

The studio is located at the rear of 22 Heath Road and accessed from Holly Road. The subject property is well positioned for transport links. Twickenham overground station is a 6-minute walk. There is a bus stop 150 metres from the property. Twickenham town centre, Twickenham Green and Riverside are all within a 10-minutes' walk.

Sat Nav: TW1 4HG

Description

The premises is a stand-alone newly erected single storey of brick construction. Modern fully fitted commercial studio with full kitchen, shower, WC, double glazing, new boiler and central heating. There is one parking space outside the property. There is also a storage area within the demise.

The property is ideal as a 1- or 2-man office/studio for an architect, social media, content creator, journalist, author or letting agents or the like. It will be let on a commercial lease but ideal for live/work.

Sizes

The property measures circa 180 sq ft.

Terms

The property is available by way of a new lease direct from the landlord for a term to be agreed.

Rent

£12,500 per annum exclusive. This building is currently not elected to VAT.

Legal Costs

Each party to be responsible for their own legal costs associated with this transaction.

Business Rates

We are not aware of any Business Rates liability currently. Tenant to enquire from Richmond Upon Thames council.

EPC

This premises has a current EPC rating of B (47). [Click here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

Viewing

Via sole agents Grosvenor Dean Limited **Contact:** David Guttentag

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