

**5, Crane Mews,
Gould Road
Twickenham
TW2 6RS**



855 Sq. Ft (79.00 Sq. m) approx.

OFFICE BUILDING TO LET

020 8332 7788

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www.michaelrogers.co.uk

Location:

Crane Mews is located just off Crane Road on Gould Road in a largely residential area behind the River Crane. The A316 is nearby giving good access to the M3 Motorway and Central London. Twickenham British Rail Station is within 1.2 Km and Strawberry Hill British Rail Station 1 Km. The Mews is within close proximity of numerous shops and restaurants and many buses serve the area.

Description:

Unit 5 backs onto the River Crane and consists of approximately 855 sq. ft (79 sq. m) and forms part of a regeneration of Victorian Buildings providing contemporary office space over ground and first floors.

Amenities:

- * Central Heating
- * Timber Floors
- * Contemporary Lighting
- * CAT V Wiring
- * Kitchen
- * WC
- * Patio
- * Stunning Entrance
- * Communal Area

Terms:

The offices are available on a new full repairing and insuring lease for a term by arrangement.

Rental:

£30,000 per annum exclusive.

EPC:

D93

Rating Assessment:

The office has a rateable value of £12,500 per annum giving rates payable of approximately £5,875 per annum. Small business rate relief may be available. Interested parties are advised to make their own enquiries with the London Borough of Richmond with regards rates.

Service Charge:

£1,500 per annum approximately. Further details to be provided.

Viewing:

Through Sole Agents, Michael Rogers Tel: 0208 332 7788

Niall Christian – niall.christian@michaelrogers.co.uk

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