

TO LET

Industrial Units

**4,957 - 5,385 sq ft
(456- 495 sq m)**

**St Margaret's Business Centre
Moor Mead Road
Twickenham**



Location

The properties are located within an established business centre, ½ mile from Twickenham town centre with good road communications to London and the M3 and motorway network. St Margaret's Station is adjacent, providing services to London Waterloo. London Heathrow, 6 miles away, provides domestic and international flights.

Description

Terraced B1 industrial units of steel portal frame construction and brick elevations, with a single loading door entrance to the workshop. Separate entrances are provided to reception and offices.

The units benefit from 16.5 ft eaves height, male and female WCs. Car parking spaces are provided in the forecourt.

Floor Areas

Unit	Sq ft	Sq M
4	4,957	456
5	5,385	495

Rent

Offers in excess of £24,785 pa and £26,925 pa respectively, based on £5psf. Leases will include a rolling 6 months Landlord's break from the beginning of the second year of occupancy.

Rates

The Valuation website shows the 2010 List Rateable Values of the units as £49,000 (Unit 4) and £41,750 (Unit 5).

Viewing

Strictly by appointment through sole agents Aston Rose:

Mickey Fiori

020 7629 1533


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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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