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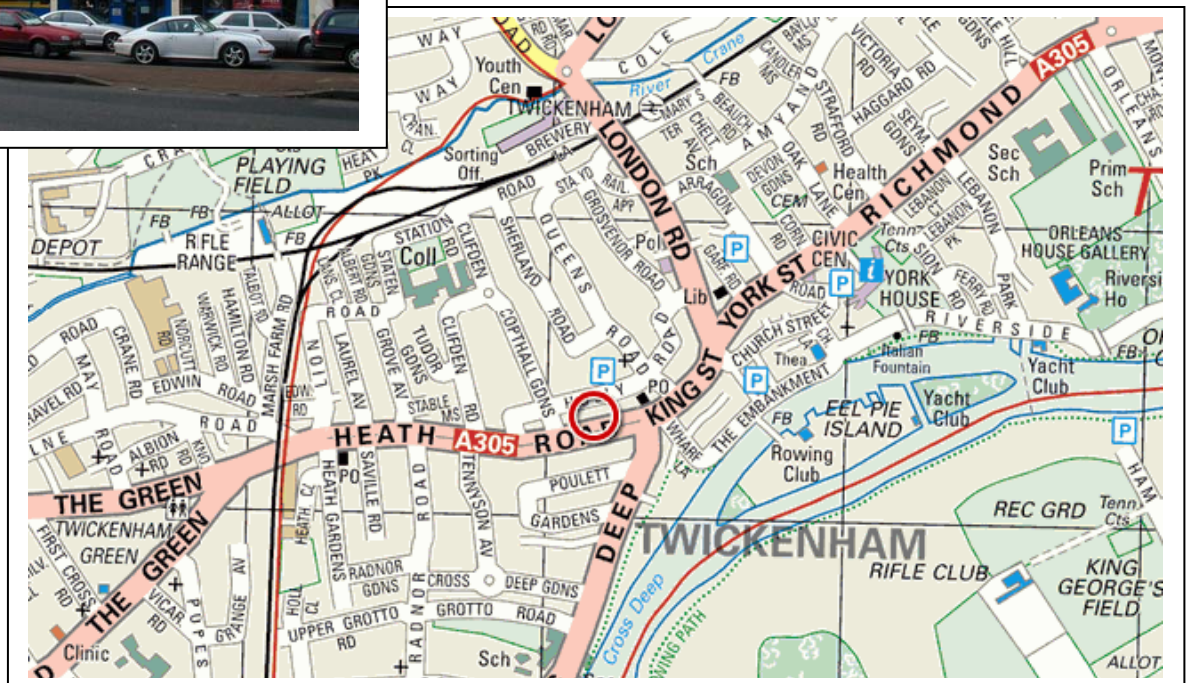
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020 8546 0022

Modern Office Space Central Twickenham TO LET

*Approx 3,186 sq ft - 6,562 sq ft
(296 sq m – 609.6 sq m)*

Alternative employment uses considered
subject to planning.



*Holly House
36-40 Heath Road
Twickenham TW1 4BZ*

Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

**Holly House, 36-40 Heath Road
Twickenham TW1 4BZ**

Location: The building is situated in central Twickenham on the north side of Heath Road close to its junction with Copthall Gardens. It is therefore centrally located within the town centre making it convenient for the shopping and leisure facilities.

The local mainline railway station (Waterloo approximately 25 minutes) is within easy reach and road communications are excellent with the nearby A316 giving good access to central London and out to the M3 motorway. A number of bus routes also serve the local area.

Description: The available office accommodation comprises the entire first and second floors of this modern purpose built, mid terrace building.

Amenities:

- Suspended ceilings with integral lighting
- Ground floor entrance from Heath Road
- Carpeting
- Central heating
- On site car parking

Accommodation: The space is currently arranged in a combination of individual offices and open plan areas having the following net internal area:

Ground floor reception:	186 sq ft	(17.3 sq m)
First floor:	3,190 sq ft	(296.3 sq m)
Second floor:	3,186 sq ft	(296.0 sq m)
Total	6,562 sq ft	(609.6 sq m)

Refurbishment: The building will be refurbished to tenant's requirements.

Lease: A new full repairing and insuring lease for a term by arrangement.

Rent: From only £12.00 per sq ft.

Other Uses: The property may be suitable for alternative employment uses such as medical, education, social and leisure, religious, subject to planning

Rates: Rateable value: £84,500.00. Rates payable 2012/13: £38,701.00.

This is the full amount payable and takes no account of any small business rate or other supplements/reliefs that may be available. Interested parties should verify this information with the London Borough of Richmond upon Thames.

Legal Costs: Both parties' legal costs to be borne by the ingoing tenant.

Viewing: Strictly by appointment through sole agents:

**Tim Gauld
BONSORS
Tel. No. 020 8546 0022**

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable

Energy Performance Certificate

Non-Domestic Building



Holly House
36-40 Heath Road
TWICKENHAM
TW1 4BZ

Certificate Reference Number:
0567-3072-0519-0890-1505

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

60

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 628
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

65 If typical of the existing stock