

# 116 St Margarets Road Twickenham Middlesex TW1 2AA



# First and Second Floor Offices TO LET

530 Sq Ft (49.25 Sq m) to 1,072 Sq Ft (99.61 Sq m) approximately

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#### Location:

The property is located on St Margarets Road (A3004) which is the main road linking St Margarets and Richmond to Isleworth. St Margarets Road crosses Chertsey Road (A316) less than a quarter of a mile away giving excellent access to central London and the motorway network. The building is situated virtually opposite St Margarets Main Line Station in the heart of St Margarets Village and close to a variety of attractive shops and restaurants.

### **Description:**

The available accommodation is accessed through a ground floor self-contained entrance and is arranged over first and second floors of this attractive period building with the following approximate floor areas.

FLOOR	SQ FT	SQ M
First Floor	530	49.25
Second Floor	542	50.36
TOTAL	1,072	99.61

The offices have undergone an extensive refurbishment which includes the following:-

LED lighting Comfort Cooling & Heating Three compartment perimeter trunking Aluminium double glazed windows Teapoint WC's

#### Terms:

The offices are available on a new effective Full, Repairing and Insuring lease for a term by arrangement.

#### Rent:

**Upon Application** 

### **Business Rates:**

To be assessed. Interested parties are advised to make their own enquiries with the London Borough of Richmond with regards Rates.

#### For further information please contact:

## **Michael Rogers LLP**

Tel: 0208 332 7788

Subject to Contract July 2017



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